

PB# 95-34

INSUL-SASH SITE PLAN

4-3-17.4

95- 34

INSUL-SASH SITE PLAN - (WITFIELD)
RT. 300 & WEMBLY RD. (OFFICE BLDG.)

Approved

8-14-97

MADE IN U.S.A.
© Wilson Jones, 1989DATE 12-11-95 RECEIPT NUMBER 95-34RECEIVED FROM Oranul Sash of Hudson ValleyAddress Two Executive Drive - New Windsor, N.Y.Seven Hundred Fifty 00/100 DOLLARS \$ 750.00FOR Site Plan Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	750	00	CASH		
AMOUNT PAID	750	00	CHECK		
BALANCE DUE	-0	-	MONEY ORDER		

Susan ZappalaBY Myna Mason, Secretary to the P.B.TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Dec 11 1995Received of Oranul Sash of Hudson Valley \$ 100.00One Hundred 00/100 DOLLARSFor P.B. # 95-34

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CR # 21952</u>		<u>100.00</u>

By Dorothy H. HansonTown Clerk

Title

DATE August 14, 1997 RECEIPT NUMBER 95-34RECEIVED FROM Oranul Sash of Hudson ValleyAddress 2 Executive Drive - New Windsor, N.Y. 12553One Thousand Eight Hundred Thirty 40/100 DOLLARS \$ 1,830.40FOR Public Imp. 4% of 4,440.00 - (Private Imp. 2% of \$82,640.00Inspection fee

ACCOUNT			HOW PAID		
BEGINNING BALANCE	1830	40	CASH		
AMOUNT PAID	1830	40	CHECK	# <u>0040826</u>	
BALANCE DUE	-0	-	MONEY ORDER		

Myna Mason, SecretaryDATE August 14, 1997 RECEIPT NUMBER 95-34

AMOUNT PAID	750 00	CHECK	
BALANCE DUE	-0 -	MONEY ORDER	

BY Myra Mason, Secretary to the P.B.

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Dec 11 1995

Received of Onond. Sach of Hudson Valley 100.00
One Hundred 00/100 DOLLARS

For P.B. # 95-34

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Cr # 21953</u>		<u>100.00</u>

By Dorothy H. Hanson

Town Clerk

Title



DATE August 14, 1997 **RECEIPT** NUMBER 95-34

RECEIVED FROM Onond. Sach of Hudson Valley

Address 2 Executive Drive - New Windsor, N.Y. 12553

One Thousand Eight Hundred Thirty 40/100 DOLLARS \$1,830.40

FOR Public Imp. 4% of 4,440.00 (Private Imp. 2% of \$82,640.00

Inspection fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>1830 40</u>	CASH	
AMOUNT PAID	<u>1830 40</u>	CHECK	<u>#0040826</u>
BALANCE DUE	<u>-0 -</u>	MONEY ORDER	

BY Myra Mason, Secretary



DATE August 14, 1997 **RECEIPT** NUMBER 95-34

RECEIVED FROM Onond. Sach of Hudson Valley

Address 2 Executive Dr. - New Windsor, N.Y. 12553

Eight Hundred Ninety 50/100 DOLLARS \$890.50

FOR Additioi to Escrow to close out.

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>890 50</u>	CASH	
AMOUNT PAID	<u>890 50</u>	CHECK	<u>#0040829</u>
BALANCE DUE	<u>-0 -</u>	MONEY ORDER	

BY Myra Mason, Secretary

8/6/97
Hand Marks
8/12/97
Have fees to Ted Ann

MADE IN U.S.A.
© Wilson Jones, 1989

DATE Aug. 14, 1997 **RECEIPT** 6772270
 RECEIVED FROM EXH Ind. Inc. DBA

Address _____
One Hundred and 00 DOLLARS \$ 100.00
 FOR P.B. #95-34 Approval Fee

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH		
AMOUNT PAID			CHECK	✓ 100	10
BALANCE DUE			MONEY ORDER		

BY Dorothy Hansen es
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/14/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 95-34

NAME: INSUL-SASH OFFICE BUILDING

APPLICANT: KEEGAN/CLINE

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/14/97	PLANS STAMPED	APPROVED
05/14/97	P.B. APPEARANCE . SUBJECT TO MARK'S 5/14/97 COMMENTS - EASEMENT - BOND . ESTIMATE - FEES	LA:ND WVE PH APPR CN
05/07/97	WORK SESSION APPEARANCE	REVISE & SUBMIT
04/16/97	WORK SESSION APPEARANCE	REVISE & SUBMIT
04/02/97	WORK SESSION APPEARANCE	REVISE & RET TO WS
05/22/96	P.B. APPEARANCE . REC. CONCEPTUAL APPROVAL - RESOLVE EASEMENTS & RETURN	RESOLVE PROBLEMS
05/15/96	WORK SESSION APPEARANCE	REVISE- NEXT AGENDA
04/17/96	WORK SESSION APPEARANCE	REVISE & RET. TO W.S
03/27/96	P.B. APPEARANCE . ADDRESS FIRE COMMENTS - DUMPSTER ENCLOSURE - NEED KEY FOR . LANDSCAPING - LIGHTING - FLOOD LIGHTS - SHOW BUILDING LIGHTS . ON PLAN - 6" SEWER LINE VS. 4"	REVISE & RETURN
12/13/95	P.B. APPEARANCE	REFER TO Z.B.A.
12/06/95	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/14/97

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 95-34

NAME: INSUL-SASH OFFICE BUILDING

APPLICANT: KEEGAN/CLINE

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	04/18/97	P.B. ENGINEER	/ /	
REV2	05/16/96	MUNICIPAL HIGHWAY	5/22/96	Approved
REV2	05/16/96	MUNICIPAL WATER	05/20/96	APPROVED
REV2	05/16/96	MUNICIPAL SEWER	/ /	
REV2	05/16/96	MUNICIPAL FIRE	05/21/96	APPROVED
REV1	03/21/96	MUNICIPAL HIGHWAY	03/26/96	APPROVED
REV1	03/21/96	MUNICIPAL WATER . NOTIFY WATER DEPT. AND PLEASE CHECK WITH FIRE INSPECTOR . ABOUT SIZE OF SPRINKLER SYSTEM - 1" WATER SERVICE IS OK.	03/22/96	APPROVED
REV1	03/21/96	MUNICIPAL SEWER	05/16/96	SUPERSEDED BY REV2
REV1	03/21/96	MUNICIPAL FIRE . THIS SITE PLAN IS ACCEPTABLE, HOWEVER, IT IS HIGHLY POSSIBLE . THAT A 3" SPRINKLER SUPPLY LINE WILL NOT BE ADEQUATE FOR . THIS BUILDING. FLOW CALCULATIONS SHOULD BE COMPLETED IN . ORDER TO DETERMINE THE REQUIRED SIZE OF THE SPRINKLER SUPPLY . LINE. *	03/27/96	APPROVED
ORIG	12/07/95	MUNICIPAL HIGHWAY	12/07/95	SUPERSEDED BY
ORIG	12/07/95	MUNICIPAL WATER	12/07/95	SUPERSEDED BY
ORIG	12/07/95	MUNICIPAL SEWER	12/07/95	SUPERSEDED BY
ORIG	12/07/95	MUNICIPAL FIRE	12/07/95	SUPERSEDED BY
	12/07/95	MUNICIPAL HIGHWAY	03/21/96	SUPERSEDED BY REV1
	12/07/95	MUNICIPAL WATER	12/12/95	APPROVED
	12/07/95	MUNICIPAL SEWER	03/21/96	SUPERSEDED BY REV1
	12/07/95	MUNICIPAL FIRE	12/11/95	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/14/97

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 95-34

NAME: INSUL-SASH OFFICE BUILDING

APPLICANT: KEEGAN/CLINE

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	12/11/95	EAF SUBMITTED	12/11/95	WITH APPLICATION
ORIG	12/11/95	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	12/11/95	LEAD AGENCY DECLARED	05/14/97	TOOK LEAD AGENCY
ORIG	12/11/95	DECLARATION (POS/NEG)	05/14/97	DECL. NEG. DEC.
ORIG	12/11/95	PUBLIC HEARING	05/14/97	WAIVE PUBLIC HEARING
ORIG	12/11/95	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/14/97

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LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 95-34

NAME: INSUL-SASH OFFICE BUILDING

APPLICANT: KEEGAN/CLINE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/07/95	REC. CK. #21951	PAID		750.00	
12/13/95	P.B. ATTY. FEE	CHG	35.00		
12/13/95	P.B. MINUTES	CHG	22.50		
03/27/96	P.B. ATTY. FEE	CHG	35.00		
03/27/96	P.B. MINUTES	CHG	31.50		
05/22/96	P.B. ATTY. FEE	CHG	35.00		
05/22/96	P.B. MINUTES	CHG	67.50		
05/14/97	P.B. ATTY. FEE	CHG	35.00		
05/14/97	P.B. MINUTES	CHG	45.00		
08/08/97	P.B. ENGINEER FEE	CHG	1334.00		
08/14/97	REC. CK. #0040829	PAID		890.50	
		TOTAL:	1640.50	1640.50	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/14/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 95-34

NAME: INSUL-SASH OFFICE BUILDING

APPLICANT: KEEGAN/CLINE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/08/97	2% OF 82,640.00	CHG	1652.80		
08/08/97	4% OFF SITE DRAINAGE 4440.0	CHG	177.60		
08/14/97	REC. CK. #0040826	PAID		1830.40	
		TOTAL:	1830.40	1830.40	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/14/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 95-34

NAME: INSUL-SASH OFFICE BUILDING

APPLICANT: KEEGAN/CLINE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/08/97	SITE PLAN APPROVAL FEE	CHG	100.00		
08/14/97	REC. CK. #0040828	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

SITE PLAN FEES - TOWN OF NEW WINDSOR
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE:.....\$ 100.00

* * * * *

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ X

MULTI-FAMILY SITE PLANS:

_____ UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS)....\$ _____

_____ UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS).....\$ _____

TOTAL ESCROW PAID:.....\$ _____

* * * * *

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00 (1)

PLAN REVIEW FEE (MULTI-FAMILY): A. \$100.00
PLUS \$25.00/UNIT B. _____

TOTAL OF A & B:\$ _____

RECREATION FEE: (MULTI-FAMILY)

\$500.00 PER UNIT

_____ @ \$500.00 EA. EQUALS: \$ _____
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$ _____

2% OF COST ESTIMATE \$ 82,640.00 EQUALS

\$ 1652.80 (2)

4% OFF Site Drainage
Per Greg Shaw's Est. \$ 4,440.00

177.60

TOTAL ESCROW PAID:.....\$ _____

1830.40 (2)

TO BE DEDUCTED FROM ESCROW: _____

RETURN TO APPLICANT: \$ _____

ADDITIONAL DUE: \$ _____

27 Route 210
Stony Point, N.Y. 10980
Tel (914) 942-1330
Fax (914) 942-1165



HELMER-CRONIN CONSTRUCTION, INC.
GENERAL CONTRACTORS

July 17, 1997

Insulsash of the Hudson Valley
2 Executive Drive
New Windsor, New York 12553
Attn: Scott Keegan

Re: New Insulsash Office
New Windsor, New York

Dear Scott:

The following is our breakdown of site costs for the subject project:

1. Storm Drainage-	15"- 230 LF 18"- 90 LF catch basins-3	= 12,400.00
2. Concrete curb	810 LF	= 7,290.00
3. Concrete sidewalk	1150 SF	= 5,750.00
4. Asphalt Paving	2800 SY	= 39,200.00
5. Landscaping		= 12,000.00
6. Site lighting	8 bollards	= 2,400.00
7. Site Retaining Wall	12 CY	= 3,600.00
Total		= \$82,640.00

Very truly yours,
Helmer-Cronin Construction, Inc.

William F. Helmer
President



95-34

ATTN: MYRA

FROM: Ted Clune

914-567-1300

COST ESTIMATES FOR MARK

8/6/97

Bond
awaits
OK
myk

2% = \$1652.80

\$4,440

\$1830.40

OFF SITE
(SEE SHAW LTR 7/6/97)

4%

\$177.60



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: INSUL-SASH SITE PLAN
PROJECT LOCATION: NYS ROUTE 300 AND WEMBLEY ROAD
SECTION 4-BLOCK 3-LOT 17.4
PROJECT NUMBER: 95-34
DATE: 14 MAY 1997
DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF A
7,600 SQUARE FOOT (TWO-STORY) OFFICE BUILDING ON
THE CORNER OF WEMBLEY ROAD AND ROUTE 300. THE
PLAN WAS PREVIOUSLY REVIEWED AT THE
13 DECEMBER 1995, 27 MARCH 1996 AND 22 MAY 1996
PLANNING BOARD MEETINGS.

1. All previous engineering review comments relative to the plans have been addressed by the project architect.
2. The Planning Board has been reviewing potential environmental impact issues relative to this site plan, concurrent with the subdivision application before the Board (Application 96-8). My records indicate that the Planning Board never formally assumed the position of Lead Agency for this application. I recommend that this action be taken at this meeting.

Relative to the environmental review, as noted in my comments for the subdivision application, I believe the drainage issue is adequately addressed at this time. The Board may wish to consider the overall potential impacts of this site plan development at this time and consider classifying the action under SEQRA and making a determination regarding environmental significance.

3. If the Board agrees, a conditional site plan approval could be granted, based on the following conditions:

*Covered
by 96-8
(a)* →

That the Town receive a certified copy of an executed easement agreement relative to the necessary drainage improvements.

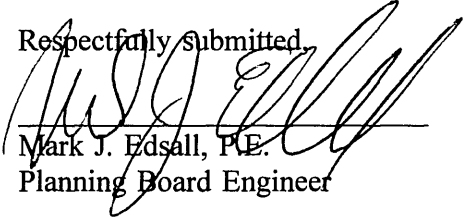
- b. The Applicant should be directed to submit a **Public Improvement Bond Estimate** to the Town Engineer for review.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: INSUL-SASH SITE PLAN
PROJECT LOCATION: NYS ROUTE 300 AND WEMBLEY ROAD
SECTION 4-BLOCK 3-LOT 17.4
PROJECT NUMBER: 95-34
DATE: 14 MAY 1997

- c. The Planning Board should require that a **bond** estimate be submitted for this **Site Plan** in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.
 - d. That the Applicant pay all fees in accordance with Chapter 19 of the Town Code.
4. At this time I am aware of no additional concerns with regard to this site plan application. If the Board identifies any such concerns, I will be pleased to review same with the Board.

Respectfully Submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:INSUL2.mk

WORLDWIDE AIR SERVICE REPORT

NEW WINDSOR PLANNING BOARD (Charge 112 to Assistant)

CLUB AT GORWIN TOWN OF NEW BRIDGES.

— 79 —

TOP SECRET COPY 24101 10. 07 15/77

DATE	TIME	DESCRIPTION	DATE	TIME	EXP.	DOLLARS	BILLED	BALANCE
7/1/97	05/22/96	TIME MJE MC INSUL SASH	7/1/97	05/22/96	PD	70.00	0.40	28.00
								369.50
7/1/97	05/31/96	BILL 96-423 6/14/96	7/1/97	05/31/96	PD			-369.50
								369.50
7/1/97	06/03/96	TIME MJE MC INSULSASH	7/1/97	06/03/96	PD	70.00	0.30	14.00
7/1/97	06/03/96	TIME MJE MC INSULSASH TC	7/1/97	06/03/96	PD	70.00	0.30	21.00
7/1/97	06/03/96	TIME MJE MC INSULSASH W/SRVYR	7/1/97	06/03/96	PD	70.00	0.30	14.00
7/1/97	06/03/96	TIME MJE PM INSULSASH	7/1/97	06/03/96	PD	70.00	1.00	70.00
7/1/97	06/03/96	TIME MJE MC MT ELLIS RVW STATUS	7/1/97	06/03/96	PD	70.00	0.30	21.00
								140.00
7/1/97	06/03/96	BILL 96-347 6/15/96	7/1/97	06/03/96	PD			-140.00
								-140.00
7/1/97	06/13/97	TIME MJE MC TED KLINE TC	7/1/97	06/13/97	PD	75.00	0.30	22.50
7/1/97	06/13/97	TIME MJE MC RVW INSULSASH W/GM	7/1/97	06/13/97	PD	75.00	0.20	15.00
7/1/97	06/02/97	TIME MJE WS INSULSASH S/P WS	7/1/97	06/02/97	PD	75.00	0.30	22.50
7/1/97	06/16/97	TIME MJE WS INSULSASH S/P	7/1/97	06/16/97	PD	75.00	0.40	30.00
7/1/97	06/22/97	TIME MJE MC INSULSASH S/P	7/1/97	06/22/97	PD	75.00	0.80	60.00
7/1/97	06/23/97	TIME MCK CL INSUL-SASH RVW COMM	7/1/97	06/23/97	PD	28.00	0.50	14.00
7/1/97	06/23/97	TIME MJE MC INSULSASH S/P	7/1/97	06/23/97	PD	75.00	0.50	37.50
7/1/97	06/23/97	TIME MJE MC TCs KLINE/WITFIELD	7/1/97	06/23/97	PD	75.00	0.50	37.50
7/1/97	06/29/97	TIME MJE MC INSULSASH TC Qs	7/1/97	06/29/97	PD	75.00	0.40	30.00
7/1/97	06/07/97	TIME MJE WS INSULSASH S/P	7/1/97	06/07/97	PD	75.00	0.40	30.00
7/1/97	06/12/97	TIME MJE MC INSULSASH W/APPL	7/1/97	06/12/97	PD	75.00	0.30	22.50
7/1/97	06/13/97	TIME MJE MC INSULSASH S/P	7/1/97	06/13/97	PD	75.00	0.80	60.00
7/1/97	06/13/97	TIME MCK CL INSULSASH RVW COMM	7/1/97	06/13/97	PD	28.00	0.50	14.00
7/1/97	06/14/97	TIME MJE RM INSULSASH COND 4FPL	7/1/97	06/14/97	PD	75.00	0.10	7.50
								403.00
7/1/97	06/01/97	BILL 97-510 6/16/97	7/1/97	06/01/97	PD			-403.00
								-403.00
7/1/97	06/09/97	TIME MJE MC INSULSASH	7/1/97	06/09/97	PD	75.00	0.30	22.50
	7/16/97					1.4	30.00	
	8/6/97					1.5	37.50	
		TASK TOTAL					1268.50	0.00
							-1244.00	22.50
		GRAND TOTAL					1268.50	0.00
							-1244.00	22.50

03-01 07/15/97

PAGE:1

LANDSCAPE ARCHITECTURE REPORT

10-07-01 NEW WINDSOR PLANNING BOARD (01-11-96) TO (01-15-97)

CLIENT: NEWMI, TOWN OF NEW WINDSOR

10-07-01

10-07-01 NEW WINDSOR PLANNING BOARD (01-15-97)

										-----DOLLARS-----			
NO.	DATE	TIME	EMPL	ACT	DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
75-34	00704	10/06/95	TIME	MJE	MC	INSUL-CASH S/P	70.00	0.40	28.00				
75-34	00707	10/12/95	TIME	MCK	CL	INSUL-CASH/COMMENTS	25.00	0.50	12.50				
75-34	00818	12/12/95	TIME	MJE	MC	INSUL-CASH	70.00	0.50	35.00				
75-34	00824	12/13/95	TIME	MJE	MC	INSUL-CASH	70.00	0.10	7.00				
75-34	00874	12/13/95	TIME	MJE	MM	INSUL DISAPP TO ZEA	70.00	0.10	7.00				
										89.50			
75-34	07930	12/31/95			BILL 96-104 1/12/96	PD				89.50			
										-89.50			
75-34	08618	01/03/96	TIME	MJE	MC	INSULCASH ZEA REF	70.00	0.40	28.00				
75-34	08638	01/10/96	TIME	MJE	MC	TC/LARIESO (DRNG)	70.00	0.30	21.00				
75-34	09117	01/22/96	TIME	MJE	MC	INSULCASH-ZEA CALLS	70.00	0.40	28.00				
75-34	08852	01/26/96	TIME	MCK	CL	LTR-INSULCASH	25.00	0.50	12.50				
										89.50			
75-34	09512	01/31/96			BILL 96-165 2/12/96	PD				-89.50			
										89.50			
75-34	91051	03/01/96	TIME	MJE	MC	MT.ELLIS AREA DRNG	70.00	0.30	21.00				
75-34	90456	03/27/96	TIME	MCK	CL	INSULCASH COMMENTS	25.00	0.50	12.50				
75-34	92327	03/27/96	TIME	MJE	MC	INSULCASH	70.00	0.70	49.00				
										82.50			
75-34	93104	03/31/96			BILL 96-277 4/11/96	PD				-82.50			
										-82.50			
75-34	94211	04/02/96	TIME	MJE	MC	INSUL CASH TC/LINE	70.00	0.50	35.00				
75-34	94210	04/02/96	TIME	MJE	MC	GATEWAY I.S. ISSUE	70.00	0.10	7.00				
75-34	94261	04/17/96	TIME	MJE	WS	INSULCASH	70.00	0.40	28.00				
										70.00			
75-34	95072	04/30/96			BILL 96-356 5/14/96	PD				-70.00			
										-70.00			
75-34	96623	05/01/96	TIME	FJH	MC	INSUL-CASH REDESIGN	70.00	3.00	210.00				
75-34	96030	05/15/96	TIME	MJE	WS	INSULCASH	70.00	0.80	56.00				
75-34	96273	05/21/96	TIME	MCK	CL	INSUL-CASH/RVW COMM	25.00	0.50	12.50				
75-34	96468	05/21/96	TIME	MJE	MC	INSULCASH	70.00	0.40	28.00				
75-34	96470	05/22/96	TIME	MJE	MC	INSULCASH	70.00	0.20	14.00				
75-34	96472	05/23/96	TIME	MJE	MC	PLUMER ISSUE W/SHAW	70.00	0.30	21.00				

27 Route 210
Stony Point, N.Y. 10980
Tel (914) 942-1330
Fax (914) 942-1165



HELMER-CRONIN CONSTRUCTION, INC.
GENERAL CONTRACTORS

July 17, 1997

Insulsash of the Hudson Valley
2 Executive Drive
New Windsor, New York 12553
Attn: Scott Keegan

Re: New Insulsash Office
New Windsor, New York

Dear Scott:

The following is our breakdown of site costs for the subject project:

1. Storm Drainage-	15"- 230 LF	
	18"- 90 LF	
	catch basins-3	= 12,400.00
2. Concrete curb	810 LF	= 7,290.00
3. Concrete sidewalk	1150 SF	= 5,750.00
4. Asphalt Paving	2800 SY	= 39,200.00
5. Landscaping		= 12,000.00
6. Site lighting	8 bollards	= 2,400.00
7. Site Retaining Wall	12 CY	= 3,600.00
Total		= \$82,640.00

Very truly yours,
Helmer-Cronin Construction, Inc.

William F. Helmer
President



ATTN: Myra
From: Ted Chue
914 567-1300
COST ESTIMATES FOR MARK

INSUL-SASH SITE PLAN (95-34) ROUTE 300 & WEMBLY ROAD

Mr. Ted Kline appeared before the board for this proposal.

MR. KLINE: You guys have seen this before, I'm assuming a number of times, it's really it's a 7,600 square foot building and the comments that have always been back to the issues that we just went before with the subdivision were the only open issues based on the workshops that we have had with Mark over just recently making some of the cleanup changes that we needed to make over the last month or so.

MR. PETRO: This is the third meeting we're looking at this.

MR. EDSALL: Yes.

MR. KLINE: I believe that is correct.

MR. PETRO: This would be the fourth.

MR. EDSALL: Yes.

MR. EDSALL: Mark, why don't you, I just want to know have we done a lead agency?

MR. EDSALL: No, I believe the board, because this was referred over to the ZBA and there were so many, there was a major outstanding item relative to the environmental review, you had not taken the position of lead agency, I don't believe there are any other agencies that need to approve this project so you can just take it immediately.

MR. PETRO: Basically we haven't done anything, i.e. the public hearing, negative dec or positive dec, nothing, we have to start from scratch, although this is the fourth time we're reviewing it which is a little unlikely but being we had so many problems with the drainage.

MR. EDSALL: Correct and it was virtually a parallel application with the subdivision so it became a little

overshadowed with the other outstanding issues.

MR. PETRO: This is two floors?

MR. KLINE: Yes, it is.

MR. PETRO: So you received a variance for height, you have the variances that you received, are they on the plan?

MR. EDSALL: Yeah, the variances are noted underneath the bulk table and they were granted on February 26, 1996 and it looks as if they are the front yard setback and the height.

MR. PETRO: Where are you reading that, Mike?

MR. BABCOCK: Right underneath the table.

MR. EDSALL: Right underneath there's the table there's an asterisk.

MR. PETRO: It's written in, it's not, I see, not typed in.

MR. EDSALL: Correct.

MR. LANDER: There was something about Don wanted to change it from ten foot spaces to nine, does that memory serve me right?

MR. EDSALL: Right now everything is ten foot and I can tell you that there was a number of items on the site plan that were in need of correction and we have had a half a dozen workshops and everything that was on my list has been taken care of.

MR. LANDER: That is good to hear.

MR. EDSALL: One of the items that you had outstanding was the finish of the dumpster enclosure and that is now reflected on the sheet A2.1, which is the last sheet in the upper right-hand corner, they are going to have it finished off and vinyl sided so it matches the building so it will look as an accessory building.

MR. LANDER: Yes, so the landscaping plan looks very good.

MR. PETRO: This is basically not a planning board item but I'm just going to relay it to you because you probably won't see the four inch foundation drains or the four inch roof water collector's, I think from experience I think it should be six inch. On my little building here, when I get a heavy downpour, the six inch overflows so the amount of cost to you will be nominal.

MR. KLINE: No, it's nothing.

MR. LUCAS: Is there a flag pole?

MR. KLINE: No.

MR. PETRO: We have highway approval.

MR. DUBALDI: Make a motion we declare ourself lead agency under the SEQRA process.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Insul-Sash site plan on Wembly Road and Route 300. Is there any further discussion? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: We have municipal highway approval on 5/22/96, water on 5/20/96 and fire on 5/21/96.

MR. DUBALDI: What do you think about public hearing?

MR. LANDER: No.

MR. LUCAS: No.

MR. LANDER: Didn't we have a public hearing on this already?

MR. PETRO: How about at the zoning board?

MR. EDSALL: Zoning board had a public hearing.

MR. LUCAS: How many showed up?

MR. KRIEGER: None that I recall.

MR. BABCOCK: It was February of '96 and I don't recall it myself.

MR. KLINE: Every meeting we have been to, I don't believe there was more than seven people, maybe.

MR. PETRO: You're surrounded by commercial, I think you have Crotty on one side, you have the the old glass building.

MR. DUBALDI: Make a motion we waive public hearing.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing under its discretionary judgment for Insul-Sash site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. LANDER: Just one question, your parking lot right off of 300, can you tell me what the elevation is on

that parking lot in relation to Phil Crotty's office, I should say Duggan and Crotty?

MR. KLINE: Mark, can you help me out?

MR. EDSALL: I will try. Ron, it looks--

MR. LANDER: It's the same as Crotty's office, no?

MR. BABCOCK: Couple foot different, probably two foot difference lower, that does taper off there.

MR. EDSALL: Doesn't look as if they are doing any significant grading.

MR. LANDER: What I am saying his proposed elevation is 305 and if I went with the existing which is 30, it's hard to read, well, 308, then 306, did we have any screening in that parking lot?

MR. LUCAS: Some tree planting.

MR. LANDER: Are these trees existing?

MR. SCOTT KEEGAN: There's existing pines there now, the planting we have, there's a row of pine trees.

MR. PETRO: On the west side of Crotty's?

MR. HELMER: South side.

MR. LANDER: We were concerned before about the headlights from your main parking lot, well, we don't have to worry about that cause you're about 11 or 12 feet below his grade, but the one in the front is the one that I just looked at now, I thought there might be a problem, that is for who now, this is for employee parking?

MR. KEEGAN: It's really just visitor parking, we don't have anybody really coming there.

MR. LUCAS: Do you have hours of operation?

MR. KLINE: We don't have retail operation.

MR. LUCAS: 9 to 5 operation basically?

MR. KEEGAN: Employee parking will all be in the back.

MR. LUCAS: Just worried about Crotty's parking lot if you can add some screening.

MR. STENT: If there's no retail, they are not going to have that traffic strictly a wholesale operation, no retail at all.

MR. LANDER: There's a big change in elevation from this parking lot to the front of this building because there is a set of stairs right here.

MR. PETRO: The parking lot is considerably lower than Crotty's building.

MR. LANDER: Not the one in the front.

MR. PETRO: No, the one in the rear.

MR. LANDER: As you see on the plan, we have a set of steps that lead down from the parking lot and steps leading down.

MR. PETRO: How about lighting in the parking lot, what kind of lighting?

MR. KLINE: That was addressed last time also, there is a picture on right there.

MR. EDSALL: They have, Jim, on the second drawing they show the post lights for the front parking lot.

MR. PETRO: How about the rear parking lot or the one by Crotty's, I'm thinking about lighting up the entire Crotty parking lot.

MR. EDSALL: The light posts are depicted on the second drawing of the set by Crotty's.

MR. PETRO: Obviously they'd be facing away from his property other than the lower parking lot is

significantly lower than the front of the building, it goes down by 12 feet.

MR. PETRO: How about the front?

MR. KEEGAN: Going to be a few feet lower.

MR. PETRO: But we didn't do any curves on the lighting.

MR. EDSALL: No you hadn't requested them.

MR. PETRO: Just be advised if the lighting becomes a problem that you'd be getting a letter from the planning board to address it or change the direction of the lighting, we're not going to ask you to do the whole thing.

MR. KLINE: If it shines out to his--

MR. PETRO: We're not going to ask you to do the whole isolux curve, if you have to go through that, it's going to be a major expense, I don't think it's necessary. If it becomes a problem, we get a couple complaints it's nothing to turn a light in a different direction.

MR. KLINE: Not at all.

MR. LANDER: Mark, does his ADA ramp, does that coincide with the newer ruling?

MR. EDSALL: The front ramp, yeah, I think the sizing is adequate to meet, matter of fact, there are parking spaces, the parking spaces are oversized, I'm sure they'll correct that during construction.

MR. PETRO: Mike, have you talked with the applicant again, it's not a planning board issue, but with the elevator and sprinklers and he's aware of everything he is going to need to do?

MR. BABCOCK: Yes, we have been talking about all that.

MR. PETRO: So you are aware this is not like putting

May 14, 1997

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up a pole barn, this is pretty complicated because you're two stores and it's over 5,000 square feet.

MR. KLINE: We had sent in some letters, that is the only thing that concerns me is the elevator issue, but we had sent stuff, Mike has seen it and Mike has okayed that a lift is adequate for what we have.

MR. PETRO: As long as that is a building department, I just want to make sure you're aware of it and you can't say hey, nobody told me anything about it.

MR. DUBALDI: I make a motion we declare negative dec under the SEQRA process.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Insul-Sash site plan on Route 300. Is there any further discussion from the board members? If not. Roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: We have seen this four times, I will poll the board, we'll start with Ron, anything outstanding?

MR. LANDER: No, I think--

MR. PETRO: Mark, do you have anything that needs to be added?

MR. EDSALL: Comment 3 outlines 4 recommended conditions of approval, you want me to go over them or just--

MR. PETRO: Why don't you head read them in general.

MR. EDSALL: First one is identical to the subdivision, first condition is that we want a copy of the easement agreement so we have something to show us that in fact the drainage will be taken care of. Second one is that we get a public improvement bond estimate, it's a very small estimate for the public improvements, they only really involve the paved drainage swale along the one side of the road. Third condition that we get the bond estimate for the key site improvements as required by A1G of Chapter 19, and last the normal condition that all the fees be paid prior to stamping and approval.

MR. LANDER: Nothing, Mr. Chairman, the only thing that I had a concern with was the screening on the upper parking lot, that was the only thing.

MR. LUCAS: Mine also with Crotty, that is really the only concern if there is something, just--

MR. PETRO: And again, to echo what they are saying we're not going to ask you for complete detailed landscaping plan or the lighting plan but if we do get a letter from a neighbor please respond by taking care of the problem.

MR. KLINE: Aren't those lights the ones that shine down?

MR. EDSALL: I'm not sure what you mean.

MR. BABCOCK: They should be.

MR. LANDER: There's a landscaping plan here.

MR. KLINE: The lighting in around the front of the building is the poles that shine where the people are walking and stuff so it's a, the lighting system has been designed to be controlled.

MR. PETRO: Okay, anything else?

MR. STENT: No.

MR. DUBALDI: No further concerns and with that, I will make a motion that we grant final approval to the

Insul-Sash site plan on New York State Route 300 and Wembly Road subject to that the town receiving a certified copy of the executed easement agreement relative to the drainage improvements, that the applicant should be directed to submit a public improvement bond estimate to the town engineer for review, planning board should require that a bond estimate be submitted for the site in accordance with paragraph A1G of Chapter 19 and the applicant pay all fees in accordance with Chapter 19 of the Town Code and the applicant keep in mind that we need the approval from the fire department on the original subdivision plan in order for this project to move forward.

MR. LANDER: Very good, Carmen.

MR. DUBALDI: Thank you.

MR. PETRO: Is there a second?

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that we grant final approval to Insul-Sash site plan on Route 300 and Wembly Road with the subject to's that have been read into the minutes. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

RESULTS OF P.B. MEETING

DATE: May 14, 1997

PROJECT NAME: Insul-lash S.P. PROJECT NUMBER 9534

LEAD AGENCY: * NEGATIVE DEC:
*
M) D S) S VOTE: A 5 N 0 * M) D S) N VOTE: A 5 N 0
*

CARRIED: YES ✓ NO * CARRIED: YES: ✓ NO
*

PUBLIC HEARING: M) D S) LU VOTE: A 5 N 0

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) D S) S VOTE: A 5 N 0 APPR. CONDITIONALLY: 5-1497

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Subject to Mark's comments of 5-14-97
Easement - Bond Estimate - - Site Bond Estimate
fees to be paid



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
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- ☐ Branch Office
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Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # -
WORK SESSION DATE: 16 July 1997 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: No
PROJECT NAME: Inu/sark
PROJECT STATUS: NEW OLD
REPRESENTATIVE PRESENT: Bill H
MUNIC REPS PRESENT: BLDG INSP. arnd
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Review site cost estimate
correction needed -
to be resubmitted



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: INSUL-SASH SITE PLAN
PROJECT LOCATION: NYS ROUTE 300 AND WEMBLEY ROAD
SECTION 4-BLOCK 3-LOT 17.4
PROJECT NUMBER: 95-34
DATE: 23 APRIL 1997
DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF A
7,600 SQUARE FOOT (TWO-STORY) OFFICE BUILDING ON
THE CORNER OF WEMBLEY ROAD AND ROUTE 300. THE
PLAN WAS PREVIOUSLY REVIEWED AT THE
13 DECEMBER 1995, 27 MARCH 1996, AND 22 MAY 1996
PLANNING BOARD MEETINGS.

1. I have reviewed the submitted plans relative to my comments dated 22 May 1996. Of the nine (9) technical comments referenced in my aforementioned review comments, nearly all of the items have not been addressed on the latest plan submitted (although I was assured by the project architect that every item had been addressed). Based on same, it is my opinion that the plans still require correction at this time.
2. The outstanding issue of drainage for this project remains somewhat "open" at this time. Although I understand that the design is complete, I have not yet seen an easement which would permit the construction of the required improvements.

The Planning Board has not yet closed out the SEQRA review process due to the outstanding drainage item. You may wish to discuss whether SEQRA can be closed at this time, or if it should remain "open" pending submittal of the additional information requested by the Planning Board.

3. In addition to the above items, the Applicant has a pending subdivision application before the Board. The subdivision plan should be approved prior to the approval of this site plan.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk

A:INSUL.mk

RESULTS OF P.B. MEETING

DATE: May 22, 1976

PROJECT NAME: Gravel-Sash SP PROJECT NUMBER 95-34

LEAD AGENCY: _____ * NEGATIVE DEC: _____
 M) ___ S) ___ VOTE: A ___ N ___ * M) ___ S) ___ VOTE: A ___ N ___

CARRIED: YES _____ NO _____ * CARRIED: YES: _____ NO _____

PUBLIC HEARING: M) ___ S) ___ VOTE: A ___ N _____

WAIVED: YES _____ NO _____

SEND TO OR. CO. PLANNING: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO _____

SEND TO DEPT. OF TRANSPORT: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO _____

DISAPP: REFER TO Z.B.A.: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) ___ S) ___ VOTE: A ___ N ___ APPROVED: _____

M) ___ S) ___ VOTE: A ___ N ___ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

Conceptual Approval

Ballards required around dumpster

Exemptions waived

INSUL-SASH SITE PLAN (95-34) RT. 300

Mr. Don Witfield appeared before the board for this proposal.

MR. WITFIELD: What we're trying to do, we know there's some things that are involved in the approval of the site plan and the subdivision when you go beyond the scope of this project. What we'd like, we know that you can't do certain things, but what we'd like to do is get the review process of the site plan completed so that it may be possible that we could bid the project while the is your the drainage and the other things on the Helmer project are being completed so that is why we requested to come back in. I just got a copy of this list. I looked at it and there's really nothing of any consequence on it but we can go down each item if you want to. Bulk table, I'm not sure what that is but I'll get that from Mark. Four inch cover on the sewer line, no problem, sequence of construction, no problem. Do you want to explain that situation with those easements, Mark, so they are aware of it?

MR. EDSALL: I can. I don't really know that there is a need to go through the detailed comments because as I indicated, I agree they are relatively minor, given the overall scope. But easement-wise, we do have an easement that needs to be re-executed removing the sewer easements to accommodate the development so that is just a form that we have to straighten out.

MR. LUCAS: Is the drainage problem being taken care of now?

MR. EDSALL: That is an outstanding item and I believe the board had determined that they wanted to have that issue resolved before they can take action and I think from a SEQRA standpoint--

MR. LUCAS: No, I was just wondering.

MR. WITFIELD: Last I heard and Mark was there when we both talked to Greg Shaw, that he has been authorized to do that, he had to complete another project so he is supposedly working on it right now. So I think we're

both aware that he has confirmed to us that he's been told to do it and he will do it as soon as we get to it and that was about the middle of May, last I heard. Have you heard anything?

MR. EDSALL: No, I haven't but I'm aware that he was, that he has been authorized.

MR. PETRO: The three inches of pavement, Ron, you want to go over that? Do you want to do that or want me to? I think three inches is sufficient in the parking area, two inches of binder, one inch of top, you agree?

MR. LANDER: Yes.

MR. PETRO: Fabric on paved areas.

MR. EDSALL: No, I was surprised cause that is not normal that you put fabric under all pavement. Maybe under some soft areas.

MR. LANDER: What kind of soil conditions did you encounter on the site?

MR. WITFIELD: It's pretty flat back there, you know, there's some drainage problems and I'd rather be protected and use a soils fabric, which is pretty cheap, rather than go into extra blacktop and have that break up. We originally, anticipating that would be spring construction and none of us know what is going to be back there, I'd rather be safe.

MR. LANDER: There is no problem with that fabric, Mr. Chairman, not many people will use it because it's an extra cost.

MR. WITFIELD: It's not a big cost.

MR. LANDER: Still an extra cost, that is all.

MR. PETRO: And the drainage swale detail should be depicted as the pavement detail on the map.

MR. WITFIELD: That is a labeling item. Yeah, in order to put something else on, I took the second pavement

detail off and so that is a labeling issue.

MR. PETRO: Is there a detail showing two inch of binder one inch of top?

MR. WITFIELD: Yes.

MR. PETRO: And the drainage issue we discussed tonight, you're working on that, right, Mark, it's in the process, Mike, I know.

MR. WITFIELD: Greg Shaw has been authorized to work on that and obviously we haven't seen anything yet but we're waiting.

MR. PETRO: Part of the problem is with your neighbor, part of it is getting an easement granted, he doesn't want to grant it until some of the work is done. It's like a catch 22, how is that going to be handled?

MR. EDSALL: To some extent, it's a catch 22 but at this point, it's my understanding that Cy Caplowitz from Mount Ellis Paper has agreed in concept with Mr. Shaw's study as long as the actual construction, the design plans can accomplish what's proposed in the study, it's my understanding he will execute the easement. The difficulty comes in if the study showed a solution that can't be accomplished because of grade problems or something else that is why we're waiting for Greg so it is an open issue but Mr. Caplowitz, to my understanding, is cooperating.

MR. STENT: Can we request some type of bonding to complete the road and sewage and drainage prior to the commencement of any of this work?

MR. EDSALL: There's a bond on a portion of the road, I'm not quite sure which portion it applies to. But the drainage is a, I think a separate issue, because you really can't bond something that you don't have the design for, we don't know what the solution is yet.

MR. WITFIELD: And my client isn't involved in that at all, so you can't ask him to bond it because he's not building it, he's building on a portion and he's aware

that you will not grant final site plan approval and final subdivision approval until this is done but the bonding would normally would be part of this project but in this case, it's not part of this project nor is it my client's responsibility.

MR. STENT: Your client's building the building.

MR. WITFIELD: Building the building.

MR. LANDER: Bill Helmer owns the road, yet it's not dedicated to the Town of New Windsor.

MR. DUBALDI: Who owns the land here, your client?

MR. WITFIELD: My client is buying it from Bill Helmer.

MR. DUBALDI: Ron, we asked him to fix the road last meeting when you weren't here, we asked him to fix it up a little bit.

MR. LANDER: And what did he get back from the highway superintendent? Cause at one time, Skippy didn't want him to do anything with it.

MR. PETRO: Highway approval on 5/22/96.

MR. BABCOCK: It's an existing road to my knowledge, there's a bond on it and I think that is why the attitude of the highway superintendent is what it was.

MR. PETRO: Fire approval on 5/21/96. Mr. Witfield, the subdivision of the property, we have gone forward with that, are we still looking for a subdivision here?

MR. WITFIELD: Yes you are and what's waiting on that is the subdivision can't be completed also until these easement issues are resolved for the sewer district. And part of the problem is when they put in the 30 inch line, they didn't put it down the middle of the easement some places so now in order to facilitate that, they are asking that those easement lines be adjusted a little bit to accommodate that. We're in agreement that they can be done, it's a question of having somebody do that again, that is beyond the scope

of this project because I think that ultimately is going to come from the town.

MR. PETRO: Right now we're looking at a site plan, correct, looking at a site plan application basically on the lot that doesn't exist yet.

MR. WITFIELD: Yeah, what I am saying and I'm not asking you to this board at this time you can't.

MR. PETRO: Can't take any action.

MR. WITFIELD: All you can say we have reviewed it and don't see any problem you cannot approve it.

MR. PETRO: Conceptual approval.

MR. WITFIELD: Yeah, so at least we know when we come back later there aren't going to be any outstanding issues that are related to this particular--

MR. PETRO: There's always going to be outstanding issues, just want to minimize them is what you're saying.

MR. LANDER: I didn't see anything wrong with this the first time but it was all hinged on getting that road fixed.

MR. PETRO: I agree they need to get the other homework done and then come back to us and move on from there.

MR. LANDER: I want to see something go on this lot.

MR. WITFIELD: What we'd like to do is in the meantime while that is being done is to be able to bid the project so once these approvals are granted, then we can get, we're in the process with Mike and trying to get the drawings reviewed for that approval but he can't issue a building permit either until this board takes their action.

MR. PETRO: I understand now keep in mind conceptual approval the board is going to look at this certainly not final approval or intended to be anything such,

this is the board is saying that if all else goes well, we don't see any major outstanding problems. It's not a guarantee that another problem won't arise or other concerns of the board will show up during the course of the application.

MR. WITFIELD: And we're saying to you that we would be bringing back the same drawings with these minor corrections.

MR. STENT: The parking is going to be right off Route 300, right in the front, swing right in and park in the front of the building for the first floor.

MR. WITFIELD: No, we had, Mark and I met out there and we don't, the exit or the entrance to the parking lot is off Wembly Road, and we had decided that the minimum distance to 300 to the center of that should be 75 feet. There is no exit or entrance off of 300.

MR. KRIEGER: Mr. Chairman, specifically with reference to one of Mark's comments, perhaps this would be an appropriate time to mention that with the dumpster enclosure regardless of whether, of what it is made of, that perhaps the better practice would be to put bollards in front of it to prevent a truck from backing in and destroying it.

MR. PETRO: It's happened before.

MR. KRIEGER: Yes, regardless of the type of enclosure trucks seem to be able--

MR. PETRO: That is a good point. I really think we're getting head of ourselves here. I don't think we should go any further. We have given him conceptual and I hate using the word approval, we looked it over, things look like look well, we're not taking any action at all. I just want to protect the board and the town that you're going to go out and give contracts and basically again, as I stated before, it's a lot that doesn't exist. You're showing us something we think is a good idea for the property. We're saying it looks good, if everything falls into place, we don't see any major problems. I just don't want to give you a false

sense you have a stamp of approval, even though we can't do it now.

MR. WITFIELD: I understand what you're saying but I don't see any reason why this review could not hold up later until something unforeseen comes up, we're not holding you to something unforeseen.

MR. PETRO: I'm not saying that it won't, there may be something in addition to what we have discussed already, we're certainly going further, smaller details such as bollards in front of the dumpster enclosure, I don't see any reason to get into that at this time.

MR. WITFIELD: I'd really like to get into that and we're done. Why come back and waste your time and our time, if you want bollards in front of it. We're using a six yard dumpster so it is quite different than you would get if you are having a two yard dumpster but for the bollard in front of it, that is not a problem and we're reinforcing it and doing other things. Two bollards is not a problem. What we'd like to do since we're so close to it, let's be done with it so we don't have to do it again and figure out what we forgot to do two months ago.

MR. DUBALDI: We can't do that.

MR. WITFIELD: Sure you can, I used to be chairman of this planning board.

MR. DUBALDI: You want us to vote on it tonight?

MR. WITFIELD: No, I am not asking you to vote.

MR. LANDER: What's the dumpster enclosure going to be made of?

MR. WITFIELD: It's on the details on the next sheet.

MR. LANDER: That is done with.

MR. WITFIELD: So we don't have to come back and do it again.

MR. PETRO: Sign in the area, Don, is there any variances going to be required for that or are you going to stay within the Town Code?

MR. WITFIELD: No, no variance needed.

MR. PETRO: Mark, Mike what is it, 4 x 8 in there, is this a PI zone, sign size is how much?

MR. BABCOCK: It could be 4 x 8 freestanding, Mr. Chairman.

MR. WITFIELD: We're less than that.

MR. LANDER: Anybody taken a look at the landscaping detail in the back?

MR. PETRO: No, but you took the words out of my mouth, if we're going to go a little further or go over some of the landscaping around Phil Crotty's building there.

MR. WITFIELD: The reason we had a discussion about that and the bank behind that is on this property, is really taken up with the easements for the sewer lines. So there's really no place that we can do any planting, that is not going to interfere with the future access to the sewer lines. Mark and I discussed that and we went out and looked at it, the paving is quite a bit below it so I don't think there's any problem and there really, as a matter of fact, we have one design to put on the bank but we can't do it because of all the access you need for the sewer lines in the future.

MR. LANDER: There's going to be a ten foot difference between the paving elevation and the top of that by Crotty's building.

MR. LUCAS: Crotty's up higher.

MR. LANDER: 304 and 294, ten foot difference between the parking lot. I was worried about the headlights giving them a problem but there's going to be a big bank there unless they go up the hill.

MR. WITFIELD: And the whole bank is where the two

sewer lines are.

MR. PETRO: How about something right on the property line, you're saying that you can't encumber any type of planting on any portion of the easement?

MR. WITFIELD: The easement actually if you look on C1.1, actually crosses part of Crotty's property so if we can't do it unless we plant it on Crotty's property, and if you go out and look at it which we have and you're free to do it, you know, when you leave here some time is that because this is so far down, it's not going to be a parking lot in Crotty's back yard at all.

MR. LANDER: On the last page here, which way is Wembly Road, 300, would that be--

MR. WITFIELD: Route 300 will be on the right-hand end of the sheet, Wembly Road would be at the bottom of the sheet.

MR. PETRO: Mark, go over that quickly.

MR. EDSALL: Yeah, that is just, it looks as if there has to be some adjustment made to the grading plan, that is something I can work out with Don. Again, I don't think the purpose of the meetings is the equivalent of the work shops, I can work out those minor details with Don.

MR. STENT: well, Don asked us to get conceptual.

MR. EDSALL: I don't know that, well, there's no such thing as concept approval for site plan so there's only one thing final approval, that is the way the town law is written.

MR. T SENT: He don't want to come back with problems later.

MR. EDSALL: I have a couple, probably ten items here which I can go over with Don I stated are minor and I don't believe there are any obstructions to him getting approval once you have got the drainage issue out of the way.

MR. WITFIELD: And I commit to you that I will work with Mark to make sure all the issues are resolved.

MR. EDSALL: If you have any comments as you said, Jim, with landscaping taken care of.

MR. PETRO: He told me off and I accepted that and now we're doing it.

MR. EDSALL: Let me know because--

MR. PETRO: I back down sometimes.

MR. EDSALL: I'll make sure they are done at the workshop.

MR. PETRO: What variance was granted on 2/26/96?

MR. WITFIELD: The distance of the building off of Wembly Road and again, that was required because of easements on the right-hand side of the building for the sewer lines and because the building was closer to Wembly Road, it was the ratio of setback to building height was also granted, those two were the variances that is listed under about the middle of the table in the first sheet.

MR. PETRO: I would suggest that if you get some of Mark's comments taken care of which are mostly housekeeping, I think at this point I don't have any other outstanding comments myself. Any other members have anything you want to discuss at this time?

MR. LANDER: No.

MR. LUCAS: Any of the trees hurricane friendly?

MR. PETRO: So once we get your easement situation taken care of, the drainage, come back for your final subdivision, then we can proceed probably with one more meeting on this.

MR. WITFIELD: Yeah, cause still hasn't quite been decided but probably I would say the engineer for the

town is going to come up with those new easements but we're working on that.

MR. LUCAS: Do you see a schedule, do you have like a schedule in mind that you are following when you think you'd like construction to begin?

MR. WITFIELD: My client wanted to see construction start as soon as spring permitted this year so he could get in in five or six months later. Now, if we take, let's assume that we don't get approval until we have a public hearing, right, Andy, that has to happen yet so the earliest is going to be, you're putting us back into let's say maybe July, six months from then now we're into winter finish, that is the problem. And if you can appreciate my client's position, he's trying to come to New Windsor and build a building and he's up for things that are legitimate but not his fault and something that he has no control over.

MR. LANDER: We want him to build the building in New Windsor.

MR. LUCAS: We want his tax money too.

MR. WITFIELD: As soon as these issues get resolved and Helmer is ready to do that, and everybody is cooperating trying to do that then we want to try to go out and award contracts the next day. We want to get the prices but obviously we're not going to award contracts until we have these approvals but that is a process which hopefully we can get done.

MR. TED KLEIN: I am Ted Klein. I'm one of the owners with Scott Keegan of Insul-Sash. Currently, we're in one of Bill's building, two Executive Drive, the executive building and we were able last year and last month, March, to conceptually have somebody rent our space in January of this year. And what had happened we thought we could run through the process, I thought it was easy. Obviously, Bill himself made me believe it was easy. I didn't realize all the ongoing problems that were with this property at all. I'm almost at this point saying thank God I didn't purchase that land from Bill because that would have put me in a situation

I didn't want to be in. So at this point, I'm going to say June of last year, in terms of hiring Don and in terms of going to the bank, we have already went straight through the bank in terms of getting the finance approval to this situation and the only issues now is what we're going through right now. And I'm very uncomfortable with it, we have some 60 some odd people in a building that can handle maybe 40 and we're out in September of this year and we're going to have to take on additional expense at that time to rent another space out there or however we're going to do it. We haven't really crossed that bridge yet. We keep waiting to find out and I think that is why Don was trying to press on a little bit, could we get a lot of the housekeeping done because I know at this point, Bill has made all the attempts that he can make to get this well who knows if he's made the attempts, I know that we put some blacktop down on the bad area by the Coca-Cola place and that is a disaster. They put 15 ton in there yesterday and it's terrible and I think Mr. Lander I think Bill maybe should give you a call, see what I can, what he can do to get the thing resolved. I can't fix it. I can't fix it. I can't fix it. Well, he said he is going to call somebody to get it done as far as it goes in front of his place, I think we have been more than congenial the last two months we have been out there grading that every other third week so his trucks don't get anymore additional abuse than it has been over the last two years. I'll agree when I go out there if I was in your position it is a disaster, not something that anyone likes to see but I don't know what Bill's circumstances are. I don't know what the town and Bill has organized at that point and that is just so in general, it seems to me that I can't get a full answer from everyone involved in this situation. It seems like I come to the board, I know Don's representing us and I know we just want to keep pushing it off until Bill Helmer gets his problems taken care of. Latest was the bond on the Sloan building, what's the building, what does Sloan building have to do with me?

MR. LANDER: I don't think it has anything to do with you.

MR. KLEIN: It came to me if I don't get it, I'm not on.

MR. LANDER: You shouldn't be penalized for whether it was neglect on whoever's part to get this thing resolved, this has been like that for three or four years now and two sides can't see eye to eye and get this thing resolved, that is Bill's problems. The subdivision is his problem. We want this building to go in New Windsor, but should of took care of this before.

MR. KLEIN: I think that is where I have been misled on that issue right from, I didn't realize and I think Bill was probably, I don't know what he was trying to do or he thought they were going to give it or not, obviously when we realized we did that it was going to be a problem and that was when, November, December, I can't even tell at this point.

MR. PETRO: Mike, Bill Helmer been in to pay the fees on the Sloan building?

MR. BABCOCK: We collected them, we got them, I seen him today, he didn't pay in cash like we're normally used to. It's a bond and we want Mr. Krieger to review that for the wording of it and then we're going to accept it and then--

MR. PETRO: Some action.

MR. BABCOCK: Yeah, it's pretty much finalized, we just need his approval on it.

MR. WITFIELD: One of the fees, he brought in, left money for that and then he got called back with the check and said you paid that three years ago so there's some accounting that is involved also.

MR. BABCOCK: Not from us. I don't know where you got that from but he didn't give us a check that we gave back to him.

MS. MASON: He got back money from his escrow.

MR. KLEIN: Hard for us to do know what the town and Bill are doing.

MR. EDSALL: In a nutshell, if the drainage issue which is a very old issue that is an obligation of Mr. Helmer to the town and unfortunately, Ted is caught right in the middle of it because he has an application that involves the property that has the drainage problem. If that drainage issue was done, I really don't see what would hold this project up from getting approval rather quickly, if not one meeting or even conditional approval, it might be in that shape right now.

MR. KLEIN: Mark has helped us every time, I appreciate it, Mark but I truly am very, very concerned about the comments back that say when conceptually that design of the drainage let's say here's the plan but can't be done and Cy doesn't sign off on it where does that leave us and if I have to go through another four months of that, where are we at this point?

MR. EDSALL: Unfortunately, I can't answer that and I don't think the board can because several years ago, the problem was right in our face and Bill Helmer refused to act and what's happened, he's not cooperated with us, so the urgency was created by Bill Helmer. That is something that we couldn't solve. It was his obligation. We're stuck with it the same as you are. We have actually acted as a mediator to get Mt. Ellis together to the negotiation table, we can't do anymore than that.

MR. KLEIN: I felt comfortable with Cy when I spoke to him but he definitely reserved the right to have his people look at it and he, and let's say that we take a minimum of anywhere from two weeks to a month and then revisions would be, would need to be made, so that I as far as the process is going on right now, I can't see that being any less than two months regardless of what type of pressure or enthusiasm the town had.

MR. EDSALL: We'll do everything we can to close that issue out as soon as we get the report or the design.

MR. PETRO: You'll be on the next available agenda, the

May 22, 1996

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minute you so desire and this board will not hold you up any longer than necessary.

MR. KLEIN: So as far as the question, original question of when do we want to build, it was yesterday and there's very desperate need for us to have space September 30, very desperate for us to have that.

MR. PETRO: Thank you.

MR. WITFIELD: Thank you for your cooperation. I didn't mean anything personal, I was reflecting my client's frustration.



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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: INSUL-SASH SITE PLAN
PROJECT LOCATION: NYS ROUTE 300 AND WEMBLEY ROAD
SECTION 4-BLOCK 3-LOT 17.4
PROJECT NUMBER: 95-34
DATE: 22 MAY 1996
DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF A
7600 SQUARE FOOT (TWO STORY) OFFICE BUILDING ON
THE CORNER OF WEMBLEY ROAD AND ROUTE 300. THE
PLAN WAS PREVIOUSLY REVIEWED AT THE
13 DECEMBER 1995 AND 27 MARCH 1996 PLANNING
MEETINGS.

1. Numerous revisions have been made to the site plan drawings, pursuant to several Planning Board Technical Work Sessions and other discussions. The following items still require revision on the latest plan submitted:
 - a. The bulk table on Sheet C1.1 still has some incorrect values.
 - b. The 6" sanitary sewerline depicted on the plan should provide a minimum 4' cover.
 - c. Drawing C1.1 should include a note indicating the sequencing of construction, which should indicate that the sewer relocation work will be completed prior to start of construction for the building. Following same, the retaining wall and northerly building wall structure should be constructed and controlled compacted backfill placed in the area of the existing and relocated sewerlines and manholes.
 - d. Sheet C1.1 should include a note indicating that the revised easements for the sanitary sewerlines must be executed and complete prior to the issuance of a Building Permit.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: INSUL-SASH SITE PLAN
PROJECT LOCATION: NYS ROUTE 300 AND WEMBLEY ROAD
SECTION 4-BLOCK 3-LOT 17.4
PROJECT NUMBER: 95-34
DATE: 22 MAY 1996

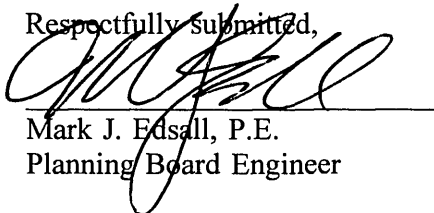
- e. The bulk table and notes on Drawing C1.1-A should be deleted. There is no need for the bulk table being on two drawings.
 - f. The grading depicted on Drawing C1.1-A would appear to still require some correction. First, it is extremely difficult to follow the proposed grading contours. The plan should be made more clear. In addition, some conflicts appear to exist. One obvious problem is an apparent 20% cross slope at the lower entrance drive, near catch basin no. 3.
 - g. It should be verified that the "drainage swale detail" is also intended as the paving detail for the project. If so, same should bear such dual identification. The Board should also verify that 3" pavement is an acceptable structure for all the parking lot/paved areas of the site. You may also wish to verify with the Applicant, their intent to install fabric under all paved areas.
 - h. On Drawing A2.1, the retaining wall section appears to imply a uniform height and a concrete floor structure in all areas. This should be clarified as to indicate that the section also applies to non-building areas and has variable height, as depicted on the elevation.
 - i. The trash station enclosure on Drawing A2.1 would not appear to indicate an exterior finish to the enclosure. This should be discussed with the Planning Board.
2. The above revisions would appear relatively minor in nature. The major outstanding issue for this project is resolution of the drainage issue and the ability to bring closure to the SEQRA review process. The Board may wish to inquire, from the Applicant, the status of this matter.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 3**

REVIEW NAME: INSUL-SASH SITE PLAN
PROJECT LOCATION: NYS ROUTE 300 AND WEMBLEY ROAD
SECTION 4-BLOCK 3-LOT 17.4
PROJECT NUMBER: 95-34
DATE: 22 MAY 1996

3. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
4. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:INSUL3.mk

RESULTS OF P.E. MEETING

DATE: March 27, 1996

PROJECT NAME: Insul-Sash S.P. PROJECT NUMBER 95-34

LEAD AGENCY: _____ * NEGATIVE DEC: _____
 M) ___ S) ___ VOTE: A _____ N _____ * M) ___ S) ___ VOTE: A _____ N _____

CARRIED: YES _____ NO _____ * CARRIED: YES: _____ NO _____

PUBLIC HEARING: M) ___ S) ___ VOTE: A _____ N _____

WAIVED: YES _____ NO _____

SEND TO OR. CO. PLANNING: M) ___ S) ___ VOTE: A _____ N _____ YES _____ NO _____

SEND TO DEPT. OF TRANSPORT: M) ___ S) ___ VOTE: A _____ N _____ YES _____ NO _____

DISAPP: REFER TO Z.E.A.: M) ___ S) ___ VOTE: A _____ N _____ YES _____ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) ___ S) ___ VOTE: A _____ N _____ APPROVED: _____

M) ___ S) ___ VOTE: A _____ N _____ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

Address fire comments - Witfield said OK.

Computer enclosure

Need Key for Landscaping

Lighting - flood lights - show bldg lites on plan

6" sewerline vs 4"

MR. PETRO: Unless sometimes if they have the stockade and it's continuous on the property line, we might look into it at that point but normally, it's the same.

MR. LANDER: I don't mean you have to build this out of stone.

MR. BABCOCK: Now, how about block, do you have, do you have any problem with block?

MR. PETRO: What is this, is that on the property?

MR. WITFIELD: Yes.

MR. PETRO: What is it going to be?

MR. WITFIELD: Shown on the site plan as right next to the building that is a smoking shelter and summer, eat outside picnic area which is small 12 X 20 enclosure with two picnic tables in it, just outside of the door so people can go outside and smoke. It's green from the roadside with hedge material.

MR. PETRO: Mark, what items on the 20 some odd items?

MR. EDSALL: I have the next one is landscaping done, has he given us on sheet 2 a landscaping plan, or it's actually a superimposed on the enlarged site plan, is there a schedule for what you're planning?

MR. WITFIELD: My landscaper was supposed to have it for me and he had a problem and he doesn't but I'll have that.

MR. EDSALL: Generally, I just want to know if the board felt that this was as far as coverage a reasonable approach? We'll get to schedule, I would assume on the next set of plans. Anyone have any comments?

MR. LUCAS: You have a landscaping plan?

MR. WITFIELD: Yes, it's on C121A.

MR. EDSALL: Just looking for the density. The board obviously has review authority on the amount of the landscaping, we can go over the schedule with him once they've submitted it, but in general, looking for some feedback on the approach to the landscaping.

MR. PETRO: Can you go over the landscaping?

MR. PETRO: Mark?

MR. WITFIELD: Essentially, these are small decorative items.

MR. WITFIELD: This is an office building so it is not like a shopping center where you have a lot of activity at night but we do have to light, getting to the parking area, and you can see on your drawing C17.2 or C17.1A, there's a, we're showing bollards about 50 inches high and these are spaced all along this area now, bollards like this is a different kind of lighting than if you are trying to light like a shopping center parking lot.

MR. WITFIELD: Essentially, daytime hours, like a regular office building.

MR. DUBALDI: Building flood lights and post lights,

what are they?

MR. WITFIELD: Well, the post lights are on the drawing right there.

MR. DUBALDI: Building flood lights.

MR. WITFIELD: I'll show you what they are.

MR. LANDER: Carmen, the lights that Don is talking about are for the sidewalk area to light the sidewalk. The other ones you're talking about are for the parking lot.

MR. WITFIELD: For the rear parking lot we're proposing that there be a pole to bring the power across the street and that there be a Central Hudson light on that pole.

MR. PETRO: Gentlemen, again, I don't want to go over all these things, just Mark, you have outstanding?

MR. EDSALL: That is the last one that is the lighting. Basically, they've got low level lighting. My only concern, as Carmen picked up, you have got building flood lights out in the front of the building. Are they aimed at the building to light the building or are they aimed out for the parking lot?

MR. WITFIELD: I'll show you what we're going to be doing there.

MR. DUBALDI: Thank you, Mark.

MR. EDSALL: I can't figure it out and I wondered if the board cared.

MR. PETRO: The six inch sewer line would be a good idea connecting the manholes instead of a four so Mark, if we just make it six inch instead of the four, then we don't need the town sewer department.

MR. EDSALL: That would be fine.

MR. PETRO: That is basically the kind of things we

MR. WITFIELD: This is the kind of light which will not really flood out at all, which is uplighted under the vestibule of the building to accent the stone work.

MR. WITFIELD: Sure.

MR. WITFIELD: No, it's not on the plan, what I have is in the other plan is this is the walkway light.

MR. WITFIELD: Do not have a copy of the plan.

MR. LANDER: Mr. Witfield, can you tell me in relation to the law office here we're just concerned what's the elevation going to be on the parking lot? Do we know just yet in relation to the office, in other words, it's going to be--

MR. WITFIELD: It's quite a bit lower, well, this is right out in front, it's 12 feet below.

MR. LANDER: We're just concerned with the headlights of the cars. There's quite a dropoff.

MR. LANDER: I know there was some concern the last time this was in here about screening for that law office.

MR. LUCAS: Have you talked to Duggan and Crotty and their concern about a buffer of any kind behind the property?

MR. WITFIELD: I haven't personally, no.

MR. LANDER: That would be brought up at a public hearing.

$$\tau(\mathcal{H}_A) \otimes \mathcal{H}_B \cong \mathcal{H}_A \otimes \mathcal{H}_B$$

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MR. HELMER: I think we have resolved that, I can get

going on this, sounds like to me.

MR. PETRO: Thank you.

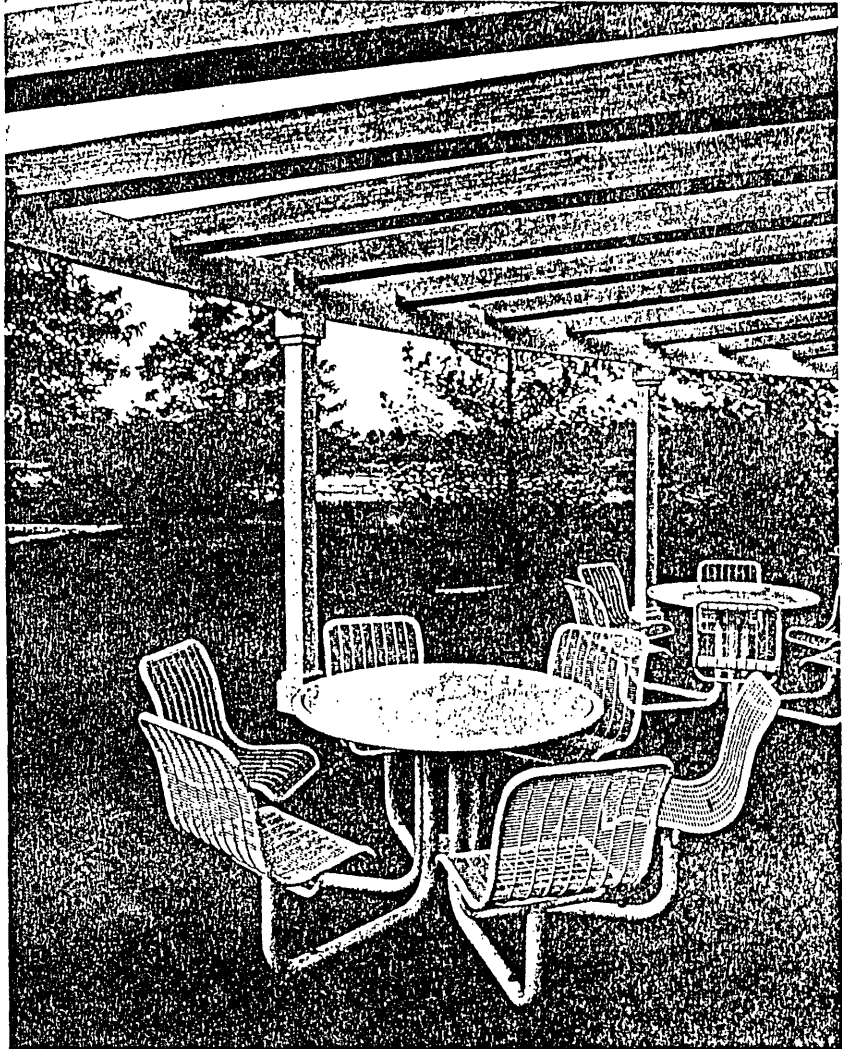
TABLE



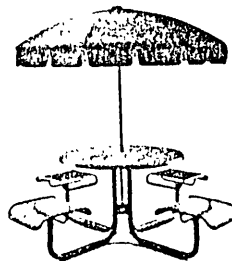
... keeps tables
... at times.
... seats: flat or backed,
... metal.
... or fiberglass table top.
... finished with our
... coat for supreme
... out.
... fiberglass available in a
... colors and a wide
... colors.
... umbrella hole and holder.
... tables and ash urns
... Carousel-see page 3.

GLASS

... two styles, two fabric
... standard colors.



▲ Six seat Carousel CR4302-BS-42 Table top: steelhead, Frost powdercoat. Location: Michigan State University. Landscape Architect: MSU Division of Campus Park and Planning



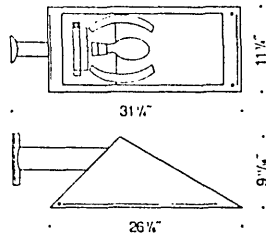
... CR4302-BS-42, Caribbean
... top: steelhead, Frost powdercoat.
... Pacific Blue Location: Raychem
... Park, CA. Architect: SLR/Architects

... CR4302-FS-42
... Umbrella: Morgan.

TABLE

Model Number	Dimensions	Choices/Options/Notes
Body model number, metal color, table top, color and finish for fiberglass, number of seats, seat panel type, and mounting		
CR4302-FS-42 42" Diameter table		Choices: Four or six seat unit, flat or backed seat style. Grid or perforated metal seats. Powdercoat color for metal. Steelhead or fiberglass table top, color and finish. Options: Freestanding or surface mount. Umbrella hole or holder (must be specified at time of order)
78" Overall		
CR4302-BS-42 82" Overall		
UM7002-BR-	72 (8' H x 6' W open)	Choices: Color of Sunbrella or Shade Plus fabric. For Morgan double V cut valance or no valance. Options: Single or alternating colors for Morgan and Bistro.
UM7002-MG-	90 (8' H x 7-1/2' W open)	
UM7008-MK-	72 (6' octag.), 96 (8' octag.)	
UM7008-MK-	132 (11' octag. w/base), 150 (12-1/2' octag. w/base)	
UM7001-MK-	84 (7' square)	
UM7001-LJK	114 (9-1/2' square w/base), 132 (11' square w/base)	

SYMBOL WALL MOUNT

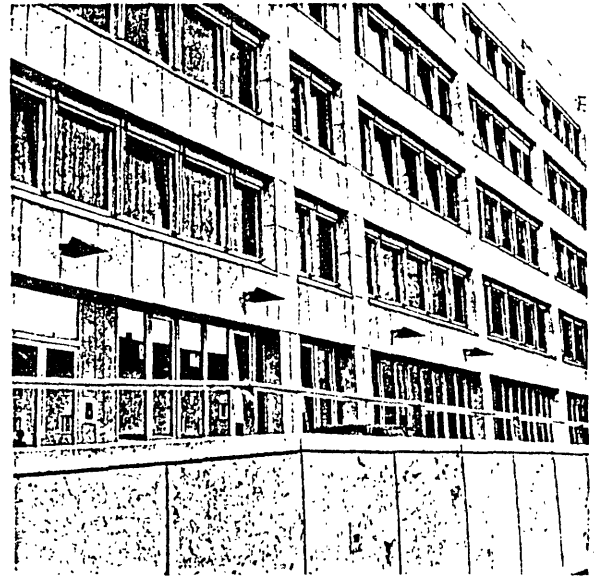


Wall mounted luminaire, cast aluminum housing with hinged frame for ease of maintenance. Clear safety glass, aluminum reflector complete with wall bracket and mounting plate.

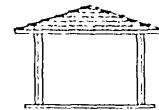
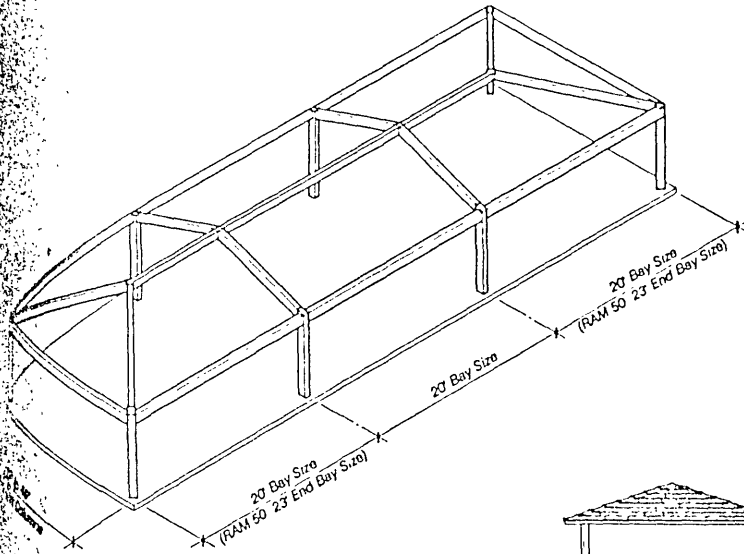
4387
Lampholder: medium base
Lamp used: 1 x 100 W
 MV, ED-17
Material: cast aluminum
 clear safety
 glass
Voltage: 120 V or 277 V
Finish: specify BK,
 BZ, SV, WH

4388
Lampholder: medium base
Lamp used: 1 x 70 W
 HPS, ED-17
Material: cast aluminum
 clear safety
 glass
Voltage: 120 V or 277 V
Finish: specify BK,
 BZ, SV, WH

4389
Lampholder: 2 G II
Lamp used: 2 x 40 W
 RS TT, T-5
 compact
 fluorescent
Material: cast aluminum
 clear safety
 glass
Voltage: 120 V or 277 V
Finish: specify BK,
 BZ, SV, WH



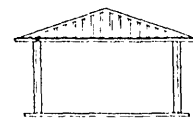
4420
Lampholder: medium base
Lamp used: 1 x 100 W
 MH, ED-17
Material: cast alu-
 minum, clear,
 safety glass
Voltage: 120 V or 277 V
Finish: specify BK,
 BZ, SV, WH



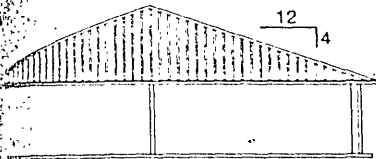
RAM16M & RAM16S
COLUMN DIM. 12'-0" (3.7 m)
ROOF DIM. 16'-0" (4.9 m)
AREA/BAY 384 SF (35.7 sm)



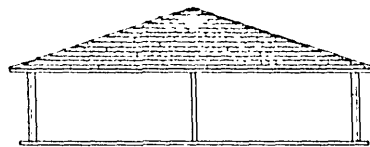
RAM24M & RAM24S
COLUMN DIM. 20'-0" (6.1 m)
ROOF DIM. 24'-0" (7.3 m)
AREA/BAY 570 SF (53.5 sm)



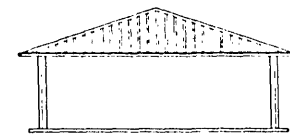
RAM20M & RAM20S
COLUMN DIM. 16'-0" (4.9 m)
ROOF DIM. 20'-0" (6.1 m)
AREA/BAY 480 SF (44.6 sm)



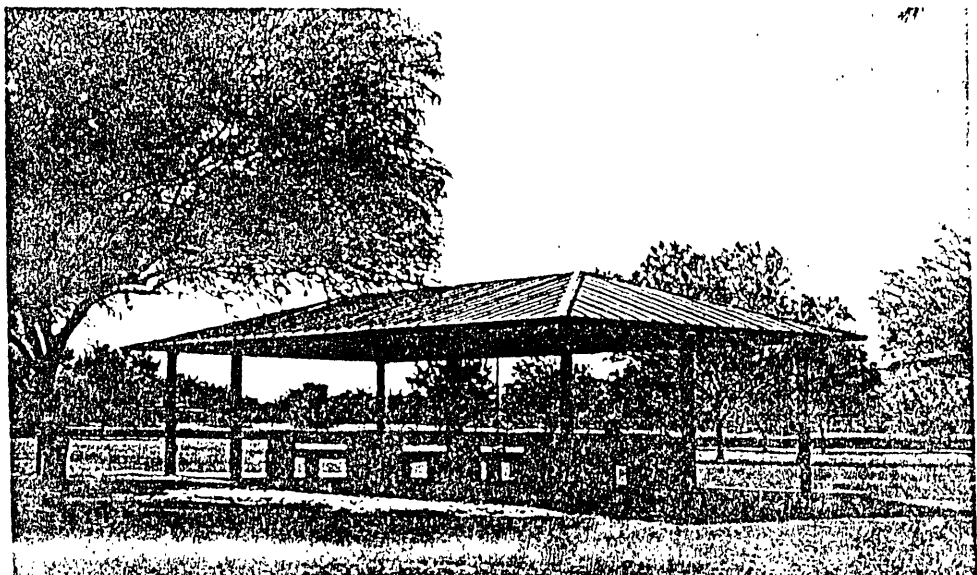
RAM50M & RAM50S
COLUMN DIM. 46'-0" (14.0 m)
ROOF DIM. 50'-0" (15.2 m)
AREA/BAY 1200 SF (111.5 sm)



RAM40M & RAM40S
COLUMN DIM. 36'-0" (11.0 m)
ROOF DIM. 40'-0" (12.2 m)
AREA/BAY 880 SF (81.8 sm)



RAM30M & RAM30S
COLUMN DIM. 26'-0" (7.9 m)
ROOF DIM. 30'-0" (9.1 m)
AREA/BAY 720 SF (66.9 sm)



RAM 20 x 44 M



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: INSUL-SASH SITE PLAN
PROJECT LOCATION: NYS ROUTE 300 AND WEMBLEY ROAD
SECTION 4-BLOCK 3-LOT 17.4
PROJECT NUMBER: 95-34
DATE: 13 DECEMBER 1995
DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF A
7600 SQUARE FOOT (TWO STORY) OFFICE BUILDING ON
THE CORNER OF WEMBLEY ROAD AND ROUTE 300. THE
PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located within the Planned Industrial (PI) Zoning District of the Town. The indicated use is A-14 for the zone. The bulk information is presented on the plan. Based on the information provided, the site appears to comply with the minimum bulk requirements, with the exception of needed variances for front yard setback to Wembley Road and maximum building height. The Planning Board should refer this Applicant to the Zoning Board of Appeals for these (and any other necessary) variances.
2. At this time, I will not provide any detailed review comments with regard to the submitted site plan, as same is functionally a concept site plan intended for the ZBA referral. Once the Applicant obtains the necessary variances, they should return to the Planning Board Technical Work Session to proceed with the discussions with regard to the detailed site plan.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:INSUL.mk



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

26 January 1996

William Helmer
27 Central Drive
Stony Point, New York 10980

SUBJECT: INSUL-SASH SITE PLAN
NEW WINDSOR PLANNING BOARD NO. 95-34

Dear Mr. Helmer:

This letter is written at the direction of the Town of New Windsor Planning Board in connection with the Gateway Industrial Park and your subject application for the Planning Board.

As you are aware, the Town of New Windsor Planning Board has expressed significant concern with regard to the drainage conditions within the Gateway Industrial Park. As well, other property owners within the park have also expressed concern with regard to existing drainage deficiencies and problems in the area.

The Town of New Windsor has been patiently awaiting your resolution to this matter for well over five (5) years. Most recently, during the meetings held in 1994, a concept design was identified that appeared acceptable to various involved parties. Following those meetings, you indicated that you would proceed with the preparation of final design plans for the work, such that same could be circulated for review and acceptance. As of this date, approximately twenty (20) months since the meeting was held for the concept drainage plan, we have not received the promised design drawings. The Planning Board has advised me that it is essential that this matter be resolved and concluded before action can be taken on the Insul-Sash site plan, as well as an environmental significance conclusion can be reached.

William Helmer

Page 2

26 January 1996

In line with the above, we are hopeful that you will assign this matter the priority and urgency that it deserves.

If you have any questions regarding the above, please do not hesitate to contact the undersigned.

Very truly yours,

**TOWN OF NEW WINDSOR
PLANNING BOARD**

A handwritten signature in dark ink, appearing to read 'Mark J. Edsall', is written over a horizontal line.

Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

cc: George J. Meyers, Town Supervisor
James Petro, Planning Board Chairman
Richard D. McGoey, P.E., Town Engineer

A:HELMER.mk

REVISED: 02/26/96
ZONING BOARD OF APPEALS
Regular Session
February 26, 1996

AGENDA: 7:30 P.M. - ROLL CALL

Motion to adopt minutes of the 01/22/96 meeting as written.. 4-0.

PRELIMINARY MEETING:

1. SNJ CORPORATION, et al - Request for Appeal/Interpretation of New Windsor Local Law Sec. 48-28(a), 48-19(b)(1), 48-19(d) and 48-19 as these sections relate to the issuance of permits to Golub Corporation. Present: John C. Cappello, Esq. (68-1-6). *4-1-3-18*
Motion to Table - 3-1 (Abst. H.L.)
2. T & H REALTY - Request for 0 ft. x 15 ft. Facade variance for China Buffet (formerly Uncle Chu's) located at 280 Route 32 in C zone. Present: Quang Ni (Knee). (35-1-48). *4-1-3-18*
Motion

PUBLIC HEARING:

3. WAL-MART/HUDSON VALLEY FED. CREDIT UNION - Request for 36 ft. front yard, 20 ft. Side yard and 31 ft. 8 in. Max. Bldg. Hgt., and sign variance for construction of a commercial building on the w/s Union Avenue at Wal-Mart entrance. Present: Greg Shaw, P.E. (4-1-3). *59' 1/2" Per 2-1090*
Reduced w/ 10' by 10'
Get from me on 4.
4-0. Motion to Grant 4-0.
4. INSUL-SASH - Request for 26 ft. Front yard (Wembly Rd.) and 16 ft. 0 in. Max. Bldg. Hgt. Variances for construction of a commercial building on w/s of Route 300 at Wembly Road in a PI zone. Present: Don Witfield (4-3-17.4). and Scott Keegan. *4-1-3-18*
4-0. Motion to Grant 4-0.
5. ABBOTT, MARGARET - Request for 5,552 s.f. lot area, 8 ft. front yard on John St. and 9 ft. front yard on Ledyard, 5 ft. side and 2 ft. 6 in. rear yard variance on existing residence at 33 John Street (14-8-5). *4-0. Motion to Grant 4-0.*

FORMAL DECISIONS: (1)

PAT - 563-4630 (O)
562-7107 (H)

RECEIVED JAN 1 8 1996

B.2

ZONING BOARD OF APPEALS
REORGANIZATIONAL MEETING
January 22, 1996

AGENDA:

7:30 P.M. - ROLL CALL

Motion to accept minutes of 12/11/95 as written if available.

PRELIMINARY MEETING:

SET UP FOR P/H

1. KIM, SUNG HWAN - Request for ~~45~~^{3.5} ft. x 33 ft. sign area variance for facade sign at 323 Windsor Highway (Sugar Peas) in a C zone. Present: Mr. Hahn of Space Sign Co. (45-1-40.23).

SET UP FOR P/H

2. PETRO METALS INC. - Referred by Planning Board. Applicant proposes construction of two buildings as follows: Request for 9 ft. side yard variance for gymnasium, 7 ft. 0 in. max. building height variance for retail building, 25 ft. 0 in. max. building height variance for gymnasium, plus interpretation and/or use variance as to whether or not the proposed gymnasium falls into the C zone under use, and interpretation and/or area variance regarding required gymnasium parking on w/s of Windsor Highway/Willow Lane in C & PI zones. Present: Greg Shaw, P.E. (35-1-43).

SET UP FOR P/H

3. INSUL-SASH - Request for 26 ft. front yard (Wembly Rd.) and 16 ft. 0 in. maximum bldg. height variances for construction of a commercial building on west side of Rt. 300 at Wembly Road in a PI zone. Present: Don Witfield (4-3-17.4).

SET UP FOR P/H

4. MANS BROS. REALTY INC. - Referred by Planning Board. Request for interpretation and/or verification of uses as A-16, B-10 and possibly A-21 to convert trailer to office for Vails Gate Rental, use of house for caretaker, plus lot area, lot width, front yard, side yard, total side yard, maximum bldg. height, and developmental coverage on s/s of Route 94 adjacent to former ambulance bldg. in C zone. Present: Paul V. Cuomo, P.E. (70-1-3).

PUBLIC HEARING:

✓ *APPROVED*
5. LANGANKE, HERB - Request for 4 ft. side yard and variation of Sec. 48-14A(4) of Supplementary Yard Regulations which states that no building shall project nearer to street than principal building, located at 25 Steele Road in a PI zone. (4-1-65).

✓ *APPROVED*
6. MYLONAS, CHRIS & GLORIA - Request for construction of 6 ft. fence between principal bldg. and street in variance of Sec. 48-14C(1)(c)(1) of Supp. Yard Regs. at residence, 216 Shore Drive in an R-4 zone. (62-7-48).

✓ *DISAPPROVED*
7. DIGERATU, MIRCEA - Request for 40 ft. rear yard and 240 s.f. minimum livable area to convert a two-car garage to residence located at 241 Beattie Road in an R-1 zone. (51-1-83.12).

REORGANIZE: MOTION FOR CHAIRMAN, V. CHAIRMAN, ETC. FOR 1996.

FORMAL DECISIONS: (1) FRANCAN
(2) BELLE
(3) DUBETSKY
(4) MC CARVILLE

APPROVED
PAT - 563-4630 (o)
562-7107 (h)

#1 1-22-96
SET UP FOR P/H

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 95-34

DATE: 3 JAN 96

APPLICANT: INSUL-SASH (KEEGAN-CLINE)
TWO EXECUTIVE DR
NEW WINDSOR N.Y. 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 29 NOV 95

FOR (~~SUBDIVISION~~ - SITE PLAN) _____

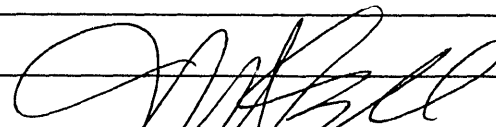
LOCATED AT WEST SIDE RT 300 AT WEMBLEY RD.

_____ ZONE PI

DESCRIPTION OF EXISTING SITE: SEC: 4 BLOCK: 3 LOT: 174

IS DISAPPROVED ON THE FOLLOWING GROUNDS: _____

FRONT YARD AND BUILDING HEIGHT VARIANCES
REQUIRED.


MICHAEL BABCOCK, for
BUILDING INSPECTOR

<u>REQUIREMENTS</u>		<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE	<u>PI</u>	USE <u>A-14</u>	
MIN. LOT AREA	<u>40,000 SF</u>	<u>69,300</u>	<u>—</u>
MIN. LOT WIDTH	<u>150 FT</u>	<u>150+</u>	<u>—</u>
REQ'D FRONT YD	<u>50 FT</u>	<u>105 RT 300 24 WEMBLY</u>	<u>26 FT (WEMBLY)</u>
REQ'D SIDE YD.	<u>15 FT</u>	<u>35 FT</u>	<u>—</u>
REQ'D TOTAL SIDE YD.	<u>40 FT</u>	<u>128 FT</u>	<u>—</u>
REQ'D REAR YD.	<u>20 FT</u>	<u>230 FT</u>	<u>—</u>
REQ'D FRONTAGE	<u>N/A</u>	<u>—</u>	<u>—</u>
MAX. BLDG. HT. 6" Fr =	<u>12'-0"</u>	<u>28'-0"</u>	<u>16'-0"</u>
FLOOR AREA RATIO	<u>0.6</u>	<u>0.11</u>	<u>—</u>
MIN. LIVABLE AREA	<u>N/A</u>	<u>—</u>	<u>—</u>
DEV. COVERAGE	<u>N/A</u> %	<u>—</u> %	<u>—</u> %
O/S PARKING SPACES	<u>38</u>	<u>53</u>	<u>—</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

(95-34) - INSUL-SASH SITE PLAN - RT. 300

Donald Witfield appeared before the board for this proposal.

MR. WITFIELD: We're here to give you a nice new building for the Town of New Windsor. This is the corner, just to orient you a little bit, this is Route 300, this is Crotty's office here, this is the old Boss Glass building here and entrance to Bill Helmer's industrial park. This is some land that Bill Helmer owned is right here on the corner, very prime parcel and Insul-Sash which that is Ted Klein of Insul-Sash here, they are now in the glass building and their business is selling and installing vinyl siding and vinyl windows on quite a large scale. So the building will be about 3,800 square feet on each, each of two levels and there will be a, they like the prestige of the glass building they are in right now, they want another building which will be equal in visual impact and quality and I think it will be very good addition to the Town of New Windsor. This is where the new 30 inch sewer line was just installed and we have been working very closely with Mark and the town and the supervisor because there was some earlier problems with some location of easements and so forth. Ultimately, it got worked out but as you can see on the right-hand side of the building, there's a 30 foot wide easement for the new 30 inch sewer and there's an existing 12 inch sewer that we're going to relocate because that old easement is out further on the property. What happens on that property is if you take a 50 foot strip here, 50 foot strip here 30 foot strip there, we have 150 foot frontage. There's less than 50 feet we can build on. So in meeting with the supervisor and Mark we have been working together and one of the things that we have is a setback problem but the Town of New Windsor is going to support us in our effort to try to get a variance to do that. What happens and you can see in the green is that the green is all going to be lawn, there's a lot of lawn, actually there's over 100 foot of frontage on Route 300 and even off Wembly Road there's going to be a lot more space than there really is between Crotty and 300. Crotty and 300 right now is only about 35 feet, the minimum here is going to be

about 41 feet so we think when it's finished, it's going to be very excellent solution.

MR. PETRO: Do you have any elevations here at all?

MR. WITFIELD: I have somewhere with me, this is going to be much more to the submission.

MR. PETRO: You are here for zoning board basically.

MR. WITFIELD: We're here for that, I have that if you want to see that.

MR. PETRO: No, you don't need to see it.

MR. LANDER: I'm only one person but we have future addition on here and we have possible future building in the back of the parking lot here, until that arrives, we should delete just that part there so that we're just focusing on what you're going to build now.

MR. EDSALL: Just for your benefit, that is one of the comments I made at the workshop.

MR. WITFIELD: We're showing that because it is part of the planning but it will be taken off.

MR. VAN LEEUWEN: Don, I'd like to ask a question, what's the status on that road coming down through here? Has that been built up to town specs? Is that finally finished and taken over by the town?

MR. HELMER: Still got the surface to go on it, shoulders to be finished.

MR. LANDER: How about there was a problem with the drainage there, has that been straightened out yet?

MR. HELMER: The plan has been completely finished and the last time I was before this board, Mt. Ellis did not sign off on the plan, as you know, the town sort of said okay cause Mt. Ellis has it and what I plan to do with this is bring it back to Mt. Ellis and the town said if they don't sign, we'll sign and go ahead and find it and do it but the plan is all done, Greg Shaw

did it, it was analyzed by everybody from here to New Paltz and they said okay and we're willing to do it.

MR. VAN LEEUWEN: I'd like to--

MR. LANDER: Motion to set--

MR. VAN LEEUWEN: I make a motion to approve.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve the Insul-Sash office building on Route 300. Are there any further discussion from the board members? I'm going to just make one small comment, Mr. Helmer, you were in here some time ago for, used to be as long as if you are building and we're very pro active all the time, I know towards the end of that we tried to move you along because you had a tenant and I think we did some subject-to's and I know through the building department that you were somewhat lax in coming in and doing a few things and we're not going to hold you up because of that in any way but I want you to know that we're aware of it and when it comes time to do some subject-to's on this, we're going to be thinking about it. You have to work with Mr. Babcock and the rest of the departments, just you want from us, we just got to--

MR. HELMER: Originally, our intention to tear that building down and things changed and somebody wanted to get in it.

MR. PETRO: Appreciate just trying to keep up with both our obligation and yours in the end we would appreciate that.

MR. HELMER: Right.

MR. VAN LEEUWEN: I know some of the board members remember it but two or three years ago, we made a decision that we would not grant anymore subdivision approvals or anymore site plan approvals until the road was completed. The road has never been completed. You can go back in the minutes, you'll find it.

MR. HELMER: Should read until the drainage is to be approved.

MR. VAN LEEUWEN: Nothing has happened to either one the road or drainage, I suggest we get to work on that and bond it.

MR. HELMER: We'll bond it, we had a bond and the town lost it and we never resolved that issue and I sent bills that the bond was paid for and we still haven't resolved it.

MR. PETRO: Mark, can you just check into this and come up with an equitable solution to get the road done.

MR. EDSALL: On the road or the--

MR. PETRO: On the road.

MR. VAN LEEUWEN: Road and drainage, both.

MR. EDSALL: Just as a status, Mr. Helmer is correct that there has been a lot of work. Dick McGoey and I have talked about it relative to the building of the remaining work to be performed on the road. The drainage, there was a solution reached, it's not a perfect solution but I think it's the best solution that can be accomplished is what Greg Shaw came up with, I think we just have to try to push the parties together to get the proper arrangements agreed to.

MR. LANDER: I think that is another reason why the road was never finish because they are, that drainage was never finished so how can you finish a road unless the drainage is all done?

MR. EDSALL: The discussions have to be reactivated is what we need to see happen.

MR. PETRO: I think we'll do that when it comes back to the board.

MR. LANDER: Motion to approve the Insul-Sash office building.

MR. STENT: Second it.

ROLL CALL

MR. VAN LEEUWEN	NO
MR. STENT	NO
MR. LANDER	NO
MR. DUBALDI	NO
MR. PETRO	NO

MR. PETRO: At this time, will you please go to the zoning board and acquire the necessary variances that you need and once we have that accomplished, we'll then get you on the next agenda that is available and we'll see you here once again.

MR. WITFIELD: Would it be appropriate to establish lead agency status at this time?

MR. PETRO: When you come back we will, okay?

MR. WITFIELD: Thank you.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL
WEDNESDAY, DECEMBER 13, 1995 - 7:30 P.M.

TENTATIVE AGENDA

Call to Order
Roll Call

~~Silver Stream Mobile Home Park Annual Review~~

REGULAR ITEMS:

- LEAD AGENCY + NEG DEC.
WRITE P/H - APPROVED SUBJECT TO
NEG DEC
SET UP FOR P/H
NEED A LETTER FROM TOWN CLERK'S OFFICE ABOUT ROAD
1. (95-24) DORI ASSOCIATES SITE PLAN - Rt. 9W (Barger)
 2. (95-26) ARGENIO SUBDIVISION - Station Rd. (Powell)
 3. (95-33) LUJAN SUBDIVISION - McNary Lane (Caldiero)
 4. (95-34) INSUL-SASH SITE PLAN - Rt. 300 (Witfield)
 5. (95-35) MANS, CLARENCE SITE PLAN - Rt. 94 (Cuomo)
 6. (95-36) SLADEWSKI/RUSSELL/SPECHT LOT LINE CHANGE
Lake Road (Whitaker)
- GO TO ZBA
GO TO ZBA
LEAD AGENCY
SET UP FOR P/H

DISCUSSION:

- ~~7. PRICE CHOPPER - Rt. 300 & Rt. 94 Location~~

CORRESPONDENCE:

- APPROVED
8. C & R ENTERPRISES - Request for 6 month extension of preliminary approval
 9. FOX RIVER SUB. - (90-18) Request for 90 Day extension of final approval
- APPROVED

Adjournment

(NEXT MEETING - DECEMBER 27, 1995)

P.B. # 95-34 *LOCKMAN* 567-1300
INSUL SASH OF HUDSON VALLEY
TWO EXECUTIVE DRIVE
NEW WINDSOR, NEW YORK 12553

FLEET BANK
UNION AVENUE OFFICE
NEWBURGH, NEW YORK 12550-2983

21951
CHECK

PAY

29-1/213

21951

SEVEN HUNDRED FIFTY DOLLARS

DATE

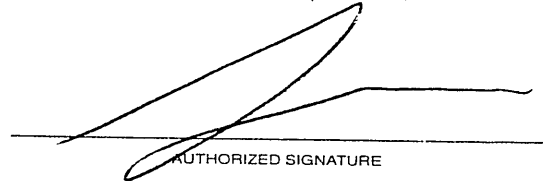
AMOUNT

12/06/95

*****\$750.00

TO THE
ORDER
OF

TOWN OF NEW WINDSOR


AUTHORIZED SIGNATURE

⑈021951⑈ ⑆021300019⑆ 512 9912369⑈

P.B. # 95-34 *Application fee*

INSUL SASH OF HUDSON VALLEY
TWO EXECUTIVE DRIVE
NEW WINDSOR, NEW YORK 12553

FLEET BANK
UNION AVENUE OFFICE
NEWBURGH, NEW YORK 12550-2983

21952
CHECK

PAY

29-1/213

21952

ONE HUNDRED DOLLARS

DATE

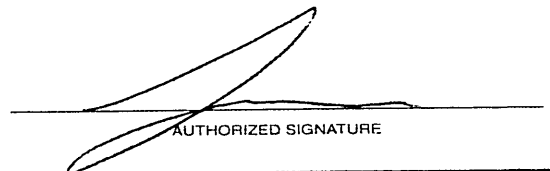
AMOUNT

12/06/95

*****\$100.00

TO THE
ORDER
OF

TOWN OF NEW WINDSOR


AUTHORIZED SIGNATURE

⑈021952⑈ ⑆021300019⑆ 512 9912369⑈



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

95-34

WORK SESSION DATE:

7 May 97

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

PROJECT NAME:

Irulsash Site Plan

PROJECT STATUS:

NEW

OLD

REPRESENTATIVE PRESENT:

Bill H, Ted K,

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

20,000 maint bond drainage

4,000 maint bond filling & grading

to Mt Ellis for agmt

disc dumpster finish, gates, size

5/14 mtg

4MJ91 pbwsform



McGOEY, HAUSER and EDSALL
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Milford, Pennsylvania 18337
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR

P/B # 95-34

WORK SESSION DATE: 16 April 97

APPLICANT RESUB.

REQUIRED: New Plans

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Incl pave

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: Ted K / Don Witfield

MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Final plan - coord easements.
 - Show to add 370' roadside swale to bond amount
 - SEARA req dec based on char design and subdiv gyl (bond)
 - Next mtyg for review.
- Ted to call Shaw

4MJE91 pboweform



McGOEY, HAUSER and EDSALL
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 95-34

WORK SESSION DATE: 2 APRIL 97

APPLICANT RESUB.
REQUIRED: —

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Insulsash s/i

PROJECT STATUS: NEW — OLD —

REPRESENTATIVE PRESENT: Do W/

MUNIC REPS PRESENT: BLDG INSP. —
FIRE INSP. —
ENGINEER X
PLANNER —
P/B CHMN. —
OTHER (Specify) —

ITEMS TO BE ADDRESSED ON RESUEMITTAL:

— ck bulk i need correction ← ck i call Don

— ck actual \$ loc vs easements ←
do we need new ease

4MJES1 pbwseform



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

RECEIVED

PLEASE RETURN COMPLETED FORM TO:

MAY 17 1996

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 95 - 34

DATE PLAN RECEIVED: RECEIVED MAY 16 1996 Rev 2

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

disapproved _____.

If disapproved, please list reason _____

W. James Sullivan
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95 - 34

DATE PLAN RECEIVED: RECEIVED MAY 16 1996 Rev 2

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Insul - Sash office bldg - _____ has been

reviewed by me and is approved ☒ _____,

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

Notify water dept. for location of water
man -

HIGHWAY SUPERINTENDENT _____ DATE _____

Steve D. D. - AMU 5-20-96
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 21 MAY 1996

SUBJECT: Insul-Sash Site Plan

Planning Board Reference Number: PB-95-34

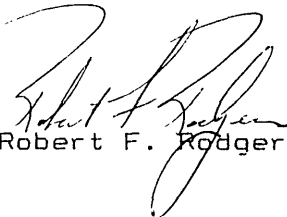
Dated: 16 May 1996

Fire Prevention Reference Number: FPS-96-032

A review of the above referenced subject site plan was conducted on 17 May 1996.

This site plan is acceptable.

Plans Dated: 21 March 1996.


Robert F. Rodgers; C.C.A.

RFR/dh



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

(TOWN/VILLAGE OF New Windsor) P/B # 95 - 34
WORK SESSION DATE: 15 May 96 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Ne REQUIRED: New plan
PROJECT NAME: Incorporation
PROJECT STATUS: NEW _____ OLD _____
REPRESENTATIVE PRESENT: Don w/ Ted K
MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. Bob
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Get disc re status
- Suggest they get road maintenance issue fee/bond issue resolved before they come in.
- Don says everything fixed on plan
- Bob R/Don do some code/comment review

4MJE91 pbwsform



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
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Milford, Pennsylvania 18337
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

95-34

WORK SESSION DATE:

17 April 96

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

Yes

PROJECT NAME:

Incl. garage S/P

PROJECT STATUS: NEW

OLD

REPRESENTATIVE PRESENT:

Ted K / Dan K.

MUNIC REPS PRESENT: BLDG INSP.

Rich

FIRE INSP.

Rich

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Greg Shaw - discussed status of drainage study / final design

- ck Kennedy A/B plan w/t layout & easement
- ck offset easements to bldg
- ck easement provisions re pkg lot / landscape / signs
- v case -
- set wall design part of bldg plan

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 28 March 1996

SUBJECT: Insul-Sash Site Plan

Planning Board Reference Number: PB-95-34

Dated: 21 March 1996

Fire Prevention Reference Number: FPS-96-021

A review of the above referenced subject site plan was conducted on 26 March 1996.

This site plan is acceptable, however, it is highly possible that a 3 inch sprinkler supply line will not be adequate for this building. Flow calculations should be completed in order to determine the required size of the sprinkler supply line.

Plans Dated: 21 March 1996.


Robert F. Rodgers; C.C.A.

RFR/dh

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553



NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95 - 34
DATE PLAN RECEIVED: RECEIVED DEC 07 1995

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by _____
_____ for the building or subdivision of
1st - 5th floor bldg has been
reviewed by me and is approved ☒
disapproved _____

~~If disapproved, please list reason.~~

Not a water dept. location of main
and old - new Tap -

HIGHWAY SUPERINTENDENT DATE

Steve D. D. D. (G. H. W.) 12-12-95
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95-34

DATE PLAN RECEIVED: RECEIVED MAR 21 1996

The maps and plans for the Site Approval ☒
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒,
disapproved _____.

If disapproved, please list reason _____

W. James Sullivan 3/26/96
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

Inter-Office Correspondence

To: Town Planning Board.
From: Town Fire Inspector
Date:
Subject: Insect-control site plan

Planning Board Reference Number: PB-95-34

Date: 21 March 1988

Fire Prevention Reference Number: FOS-95- _____

A review of the above referenced subject site plan was conducted on 21 March 1988.

This site plan is acceptable, however, it is highly possible that a 3 inch sprinkler supply line will not be adequate for this building. Flow calculations should be completed in order to determine the required size of the sprinkler supply line.

Plan Date: 21 March 1988

Robert L. Brown, C.E.S.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95- 34

DATE PLAN RECEIVED: RECEIVED MAR 21 1996

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Insul-Sash office bldg. _____ has been
reviewed by me and is approved L

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

Notify water dept. Please check with
Fire Inspector about size of sprinkler system -
1" water service is ok -

HIGHWAY SUPERINTENDENT DATE

Steve Dillio - CAMO - 3-22-96
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # _____

WORK SESSION DATE: 20 MAR 96

APPLICANT RESUB
REQUIRED: new plan

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Insul-Sash SIP

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Don W/ Ted

MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. Rich
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) Jim Pullan

*My
They need
a totally
separati app
for
subdiv.*

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- ~~confirm plan large to small re rear~~ OK
- ~~10'x20'~~ 8'x8' & sign detail
- ~~Relocation of sewer line - must be~~
agreed to by Town Board
- ~~actual 4/3 all exist sewer~~
- ~~lighting - what do they want~~
- ~~add index to front detail~~
- ~~drainage - entire issue must be resolved -~~
they know
- ~~straighten out storm pipes on site add 4/3 at~~
rec 15" P.E. on site - 18" in town road.

4MJE91 pbw:form

Next Avail

after siting, site

Licensed in New York, New Jersey and Pennsylvania

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 11 December 1995

SUBJECT: Insul-sash Office Building

Planning Board Reference Number: PB-95-34

Dated: 7 December 1995

Fire Prevention Reference Number: FPS-95-057

A review of the above referenced subject site plan was conducted on 11 December 1995.

This site plan is acceptable.

Plans Dated: 6 December 1995

Robert F. Rodgers, C.C.A. (mvz)
Robert F. Rodgers, C.C.A.
Fire Inspector

RFR/mvz



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR

P/B # _____

WORK SESSION DATE: 6 DEC 95

APPLICANT RESUB.
REQUIRED: Full

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Insulrash

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Insulrash → Don W/Bill H/

MUNIC REPS PRESENT: BLDG INSP. ice rink
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Bulk Table PI ~~A-14~~ A-14
- notes/hands ref review
- show floor area 1st 2nd floor
- pkg calc

next mtg
after
submital

for ZBA
referral

4MJ91 pbwsform

TOWN OF NEW WINDSOR

95-34

"XX"

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD



17 TYPE OF APPLICATION (check appropriate item):

Subdivision x Lot Line Chg. _____ Site Plan (x) Spec. Permit _____

1. Name of Project Insul-Sash Office Building

2. Name of Applicant KEEGAN / CLINE Phone 567-1300

Address TWO EXECUTIVE DR, NEW WINDSOR NY 12553
(Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record BILL HELMER Phone 914-942-1330

Address 27 CENTRAL DRIVE, STONY POINT NY 10980
(Street No. & Name) (Post Office) (State) (zip)

4. Person Preparing Plan Donald A. Witfield, RA

Address 291 Mountain Road Cornwall-on-Hudson, N.Y. 12520
(Street No. & Name) (Post Office) (State) (zip)

5. Attorney _____ Phone _____

Address _____
(Street No. & Name) (Post Office) (State) (zip)

6. Person to be notified to represent applicant at Planning
Board Meeting Don Witfield Phone 534-4650
(Name)

7. Project Location: On the west side of Route 300
corner-feet north of Wembly Road
(direction) (street)

8. Project Data: Acreage of Parcel 1.5 ac. Zone PI,
School Dist. Newburgh

9. Is this property within an Agricultural District containing
a farm operation or within 500 feet of a farm operation
located in an Agricultural District? Y _____ N x

If you answer "yes" to question 9, please complete the
attached Agricultural Data Statement.

10. Tax Map Designation: Section 4 Block 3 Lot 17.4

11. General Description of Project: An Office Building containing
3800 s.f. on each of two levels. The building is intended to
project a prestige image.

12. Has the Zoning Board of Appeals granted any variances for
this property? yes no. Variance(s) will be necessary.

13. Has a Special Permit previously been granted for this
property? yes x no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the
property owner, a separate notarized statement from the owner
must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and
states that the information, statements and representations
contained in this application and supporting documents and
drawings are true and accurate to the best of his/her knowledge
and/or belief. The applicant further acknowledges responsibility
to the Town for all fees and costs associated with the review of
this application.

Sworn before me this

29 day of November 1995

ANGELA M. LIBBY
Notary Public, State of New York
No. 01L15045052
Qualified in Orange County
Term Expires June 12, 1997

Notary Public

Angela M. Libby


Applicant's Signature

TOWN USE ONLY:

RECEIVED DEC 6 7 1995
Date Application Received

95 - 34
Application Number

Insul-sash Office Building

If applicable "X"

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLISTITEM

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input checked="" type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing Date | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> Revision Dates | 35. <input checked="" type="checkbox"/> N.A. Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> Area Map Inset | 36. <input checked="" type="checkbox"/> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal System |
| 10. <input checked="" type="checkbox"/> Properties Within 500' of Site | 38. <input checked="" type="checkbox"/> Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> Plot Plan | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input checked="" type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input checked="" type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> Bulk Table Inset |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input checked="" type="checkbox"/> Pavement Coverage (sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input checked="" type="checkbox"/> Open Space (sq. ft.) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| 24. <input checked="" type="checkbox"/> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Prop. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Spaces Req. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input checked="" type="checkbox"/> Paving Details
(Items 25-27) | |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. NA A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: Donald A. Witfield
Licensed Professional

Date: 20 March, 1996

RECEIVED DEC 07 1995

95 - 34

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

WILLIAM F. HELMER, deposes and says that he
(Applicant)

resides at 27 CENTRAL DRIVE, STONY POINT NY 10980
(Applicant's Address)

in the County of ROCKLAND

and State of NEW YORK

and that he is the applicant for the _____

INSUL SASH OFFICE BUILDING
(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized TED CLINE/SCOTT KEEGAN/DON WITFIELD
(Professional Representative)

to make the foregoing application as described therein.

Date: NOVEMBER 29, 1995

William Helmer
(Owner's Signature)

Debbie M. Jones
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

1001684

"XX"

RECEIVED DEC 6 7 1995

95 - 34

ATTACHMENTS

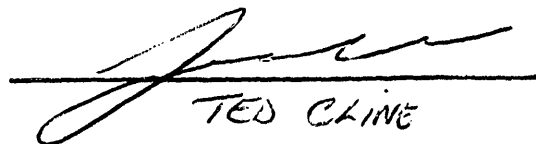
A. Flood Hazard Area Development Permit Application Form.

B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

The property is not in a flood zone.


TED CLINE

PROJECT I.D. NUMBER

617.21

Appendix C

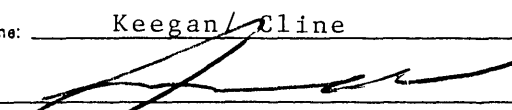
State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

SEQR

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Keegan/Cline	2. PROJECT NAME Insul-sash Office Building
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) West side of Route 300 North side of Wembly Road next to Duggan, Crotty and Dunn	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Prestige office building of 3800 s.f. on each of two levels	
7. AMOUNT OF LAND AFFECTED: Initially 1.5 ac. acres Ultimately 1.5 ac. acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No na	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Keegan/Cline Date: 12/6/95	
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency.

☒ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

no

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

no

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

no

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

no

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

no

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

no

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

no

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☒ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date